

GLYNN LOVEY LLC
96972 BLACKROCK RD
YULEE, FL 32097

00-00-31-1800-0244-03A0



BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 100Bedrooms3 100Bathrooms2 100Frame02WOOD FRAME 100Stories Units1. 1. 1000 100BUD8 Adjustme02DIST FB 100Occupancy00NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA01NEIGHBORHOOD/LOC1001.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS936100199393688,015BAS344100200534432,347FOP72301993222,069FOP70302005211,975TOTALS1,4221,323124,407EXTRA FEATURES110 N 13TH ST, FERNANDINA BEACHL NOB/XFCODEDESCRIPTIONBLDCAPLWUNITSENTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAN OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES00006MU-16,808.00SF1.001.001.0035.0035.00238,280REVIEW DATE01/01/2023BYCDTotal Acres: 0.16Total Land Value: 238,280Market: 0Agricultural: 0Common: 238,280PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA10100011,323113.3600119.03REPL. COST NEWAYBEYBECONFNCTEYBNORM% COND01000021.0079.00Heated Area: 1280HX Base YrBAS 2005BAS 1993FOP 2005FOP 1993BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/06/2026DC

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 2Tax Dist:BUILDING MARKET VALUE124,407TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET238,280TOTAL MARKET VALUE362,687SOH/AGL Deduction125,044ASSESSED VALUE237,643TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE237,643TOTAL JUST VALUE362,687NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE292,723SALES DATAOFF RECORD NumberDATETYPEINSTQUVIRSNCD SALE PRICE2535/19899/09/2021WDUUII11100GRANTOR: MITCHELL GLYNN B & LOGRANTEE: GLYNN LOVEY LLCO582/063610/26/1989WDQUII15,000GRANTOR: MIDDLETON SIMON & SGRANTEE: MITCHELL GLYNN & LBUILDING NOTESBUILDING DIMENSIONSBAS 2005=W18 BAS=[YR=1993] W24 S39 FOP=[YR=1993] S6 E12 N6W12 \$ E24 N39\$S23E8FOP=[YR=2005] E10 N7 W10 S7\$N7 E10 N16\$.LAND DESCRIPTIONTOTAL OB/XF0

NASSAU COUNTY PROPERTY

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