PT GOVT LOTS 1 & 2 OF
SEC 38-3N-28E IN OR 827/1294

UNDERWOOD VERONICA A
96272 WILL YOUNG ROAD
YULEE, FL 32097

2026

38-3N-28-0000-0012-0030

BUILDING CHARACTERISTICS

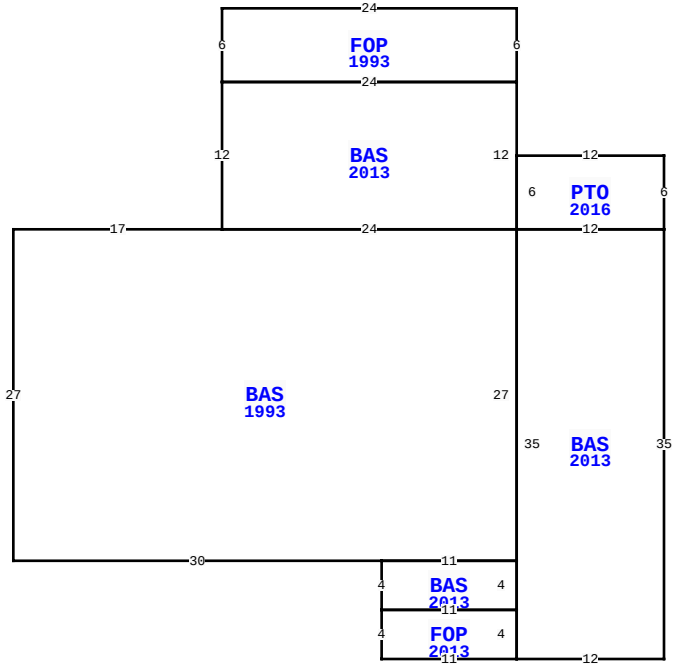
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,107	100	1993	1,107	123,091
BAS	44	100	2013	44	4,892
BAS	288	100	2013	288	32,024
BAS	420	100	2013	420	46,702
FOP	144	30	1993	43	4,782
FOP	44	30	2013	13	1,445
PTO	72	5	2016	4	445
TOTALS	2,119			1,919	213,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,919	128.3653	134.78	258,643	1965	1990	0	0	0	17.50	82.50

1 SINGLE FAM 100% - 1999 Heated Area: 1859 HX Base Yr 1999



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

96272 WILL YOUNG RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,611
TOTAL MARKET OB/XF VALUE		11,375
TOTAL LAND VALUE - MARKET		217,000
TOTAL MARKET VALUE		453,986
SOH/AGL Deduction		196,706
ASSESSED VALUE		257,280
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		205,869
TOTAL JUST VALUE		453,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996249	GARAGE	18,750	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0827/1294	3/26/1998	WD	Q	I		136,700
GRANTOR: ODOM ROBERT J & WINET						
GRANTEE: UNDERWOOD VERONICA						
0737/1586	8/28/1995	WD	Q	I		115,700
GRANTOR: SCOTT JANICE C & GEOR						
GRANTEE: ODOM ROBERT J & WIN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W24 S6 BAS=[YR=2013] S12 BAS=[YR=1993] W17 S27 E30 BAS=[YR=2013] S4 FOP=[YR=2013] S4 E11 BAS=[YR=2013] E12 N35 PTO=[YR=2016] N6 W12 S6 E12$ W12 S35$ N4 W11$ E11 N4 W11$ E11 N27 W24$ E24 N12 W24$E24 N6$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0300	BOAT DCK W	0	100	40	3	120.00	SF	40.00	40.00	100	1987	1987	3	20	960	
3	0300	BOAT DCK W	0	100	0	0	564.00	SF	40.00	40.00	100	2005	2005	3	32	7,219	
4	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2005	2005	3	21	315	
5	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2016	2016	3	65	1,495	
6	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2005	2005	3	21	840	
7	0350	CARPORT WD	0	100	10	20	200.00	SF	13.00	13.00	100	2005	2005	3	21	546	

LAND DESCRIPTION

TOTAL OB/XF 11,375

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100	0005	RMH	70.00	400.00	70.00	FF		1.00	1.00	1.00	3,100.00	3,100.00	217,000							

REVIEW DATE 01/19/2023 BY DJA Total Acres: 0.00 Total Land Value: 217,000 Market: 0 Agricultural: 0 Common: 217,000 PRINTED 07/09/2026 BY SYS

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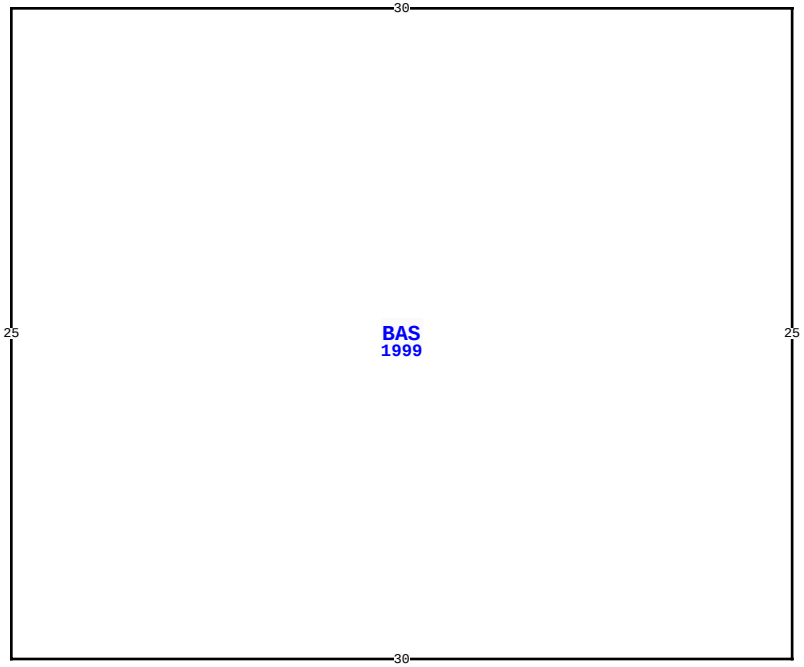
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	1999	750	12,231
TOTALS	750			750	12,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	750	77.4400	30.20	22,650	1999	1999	0	0	0	46.00	54.00

2 GARAGE RES 100% - 1999 Heated Area: 750 HX Base Yr 1999



96272 WILL YOUNG RD, YULEE

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GRANTOR: SCOTT JANICE C & GEOR						
GRANTEE: ODOM ROBERT J & WIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W30 S25 E30 N25$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/19/2023 BY DJA Total Acres: 0.00 Total Land Value: 217,000 Market: 0 Agricultural: 0 Common: 217,000 PRINTED 07/09/2026 BY SYS