PT SEC 43-3N-28E IN OR 1794/1149
(EX 2-1 THRU 2-8 & 2-11, OR 415/
& OR 2727/1563)

BEARD JANET K/BEARD DONNA C
96051 GLENWOOD RD
YULEE, FL 32097

2026

43-3N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

DANIEL LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	438,660
TOTAL MARKET VALUE	438,660
SOH/AGL Deduction	307,794
ASSESSED VALUE	130,866
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,866
TOTAL JUST VALUE	438,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1794/1149	5/16/2012	WD	Q	V	02	65,200
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: BEARD JANET K & DON						
1682/1037	6/14/2010	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BRANCH BANKING & TR						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0	0008	RSF-1	0.00	0.00	4.87	AC		1.00	1.00	1.00	90,000.00	90,000.00	438,660							

REVIEW DATE 03/25/2026 BY MLU Total Acres: 4.87 Total Land Value: 438,660 Market: 0 Agricultural: 0 Common: 438,660 PRINTED 07/09/2026 BY SYS