

LOTS 1 & 12 & PT OF LOT 13
IN OR 2026/843 & ESMT'S IN
OR 466/461 & OR 563/1267

WHITAKER DAVID B & JEANETTE R
96094 GLENWOOD RD
YULEE, FL 32097

2026

50-3N-28-5280-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4029.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,023	100	1993	2,023	264,399
FEP	120	80	2008	96	12,547
FGR	612	55	1993	337	44,044
FOP	246	30	1993	74	9,672
FUS	206	100	2017	206	26,923
FUS	732	100	2017	732	95,670
STR	128	10	2017	13	1,699
UOP	480	20	1993	96	12,547
UUS	88	50	2017	44	5,750

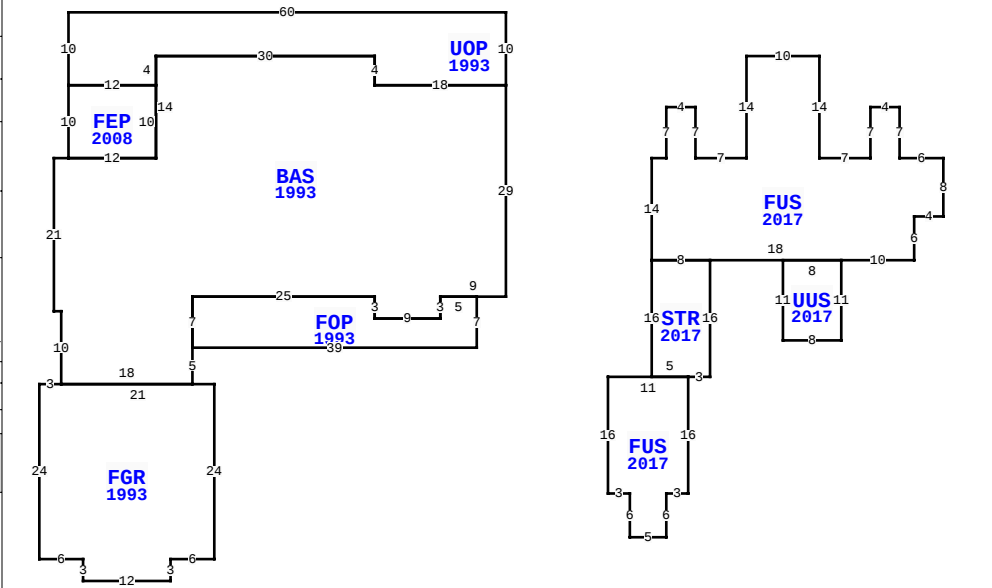
TOTALS	4,635			3,621	473,252
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EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

1	0500	FP-PRE FAB	0 100	0 0	1.00
2	0681	POLE SHED	0 100	15 20	300.00
3	0681	POLE SHED	0 100	18 20	360.00
4	0510	GARAGE WD-	0 100	20 20	400.00

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000131	C	RES CREEK	100	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,621	105.6510	146.85	531,744	1993	2003	0	0	0 11.00	89.00
1 SNGL FAM			100% - 2016			Heated Area: 2961			HX Base Yr 2016		



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
7,230											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		473,252	
TOTAL MARKET OB/XF VALUE		7,230	
TOTAL LAND VALUE - MARKET		894,000	
TOTAL MARKET VALUE		1,374,482	
SOH/AGL Deduction		833,186	
ASSESSED VALUE		541,296	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		489,885	
TOTAL JUST VALUE		1,374,482	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,047,043	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-1333	TEMP POLE	0	10/01/1994
93-194	NEW CONSTR	75,918	04/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2026/0843	1/29/2016	WD U	I	11	
GRANTOR: WHITAKER DAVID BRETT					
GRANTEE: WHITAKER DAVID BRET					
2017/1217	12/09/2015	WD U	I	11	
GRANTOR: WHITAKER MELBA P LIVI					
GRANTEE: WHITAKER DAVID BRET					

BUILDING NOTES					
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BUILDING DIMENSIONS					
UOP=[YR=1993] W60 S10 FEP=[YR=2008] S10 BAS=[YR=1993] W2 S21 E1 S10 FGR=[YR=1993] W3 S24 E6 S3 E12 N3 E6 N24 W21 \$ E18 N5 FOP=[YR=1993] E39 N7 W5 S3 W9 N3 W25 S7\$ N7 E25 S3 E9 N3 E9N29 W18 N4 W30 S14 W12\$ E12 N10 W12\$ E12 N4 E30 S4 E18 N10 \$ PTR= E20 S20 FUS=[YR=2017] E2 N7 E4 S7 E7 N14 E10 S14 E7 N7 E4 S7 E6 S8 W4 S6 W10 UUS=[YR=2017] S11 W8 N11 E8\$ W18 STR=[YR=2017] S16 W3 FUS=[YR=2017] S16 W3 S6 W5 N6 W3 N16 E11\$ W5 N16 E8\$ W8 N14\$ N20 W20\$.					