PT UNNUMBERED 32 ACRE TRACT OF
PBK 1/1 IN OR 2680/1543
BEING PARAGRAPH 1

BARNIAK JACKSON & CONNIE JOINT REVOCABLE TRUST/BAR
96236 GLENWOOD RD
YULEE, FL 32097

2026

50-3N-28-5280-0001-003A

BUILDING CHARACTERISTICS

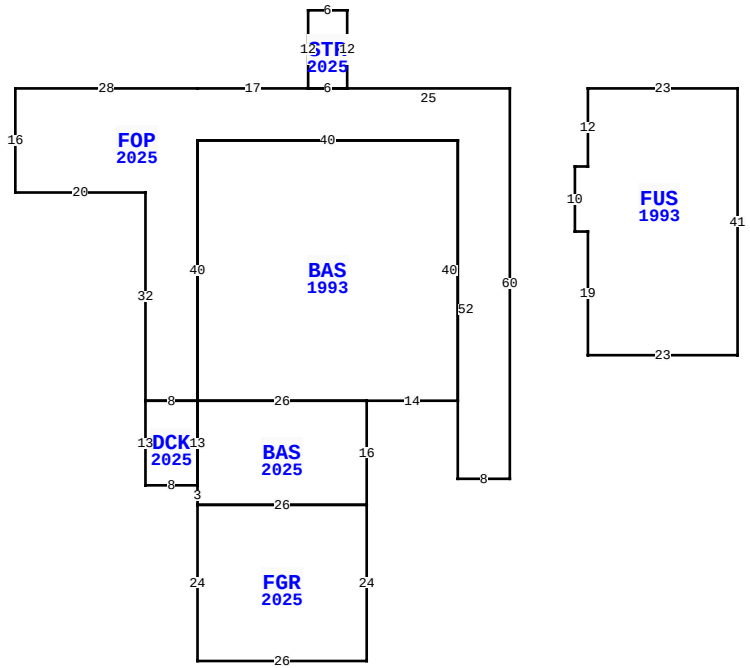
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1993	1,600	193,670
BAS	416	100	2025	416	50,355
DCK	104	10	2025	10	1,210
FGR	624	55	2025	343	41,518
FOP	1,504	30	2025	451	54,591
FUS	963	100	1993	963	116,565
STR	72	10	2025	7	848
TOTALS	5,283			3,790	458,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,790	103.6665	144.10	546,139	1990	1990	0	0	0	16.00	84.00

1 SNGL FAM 100% - 2012 Heated Area: 2979 HX Base Yr 2012



96236 GLENWOOD RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		486,140
TOTAL MARKET OB/XF VALUE		3,520
TOTAL LAND VALUE - MARKET		1,218,000
TOTAL MARKET VALUE		1,707,660
SOH/AGL Deduction		1,311,844
ASSESSED VALUE		395,816
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		344,405
TOTAL JUST VALUE		1,707,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,278,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009732		46,801	07/28/2023
B230009731		112,837	07/28/2023
B2104101	GARAGE	60,011	04/05/2021
R1909237	REPAIR/RRF	9,950	08/27/2019
6356	NEW CONSTR	43,951	03/16/1990
3664	NEW CONSTR	2,900	08/18/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2680/1543	11/10/2023	WD	U	I	11	100
GRANTOR: BARNIAK JACKSON & CON						
GRANTEE: BARNIAK JACKSON & C						
1759/0228	9/30/2011	WD	Q	I	05	325,000
GRANTOR: MCRAE DEBORAH & ZACKE						
GRANTEE: BARNIAK JACKSON & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-40,48] E26 E14 N40 W40 S40 $
FUS=[YR=1993;ORIG=20,0] E23 S41 W23 N19 W2 N10 E2 N12 $
PTR=[ORIG=0,0] E20 W20 $
BAS=[YR=2025;ORIG=-40,48] E26 S16 W26 N3 N13 $
FGR=[YR=2025;ORIG=-40,64] E26 S24 W26 N24 $
FOP=[YR=2025;ORIG=0,8] W40 S40 W8 N32 W20 N16 E28 E17 E6 E25 S60 W8 N52 $
DCK=[YR=2025;ORIG=-48,48] E8 S13 W8 N13 $
STR=[YR=2025;ORIG=-17,0] W6 N12 E6 S12 $
.

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	0510	GARAGE WD-	0	100	16	20	320.00	SF	35.00	35.00	100	1974	1974	3	20	2,240	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	64	1,280	

LAND DESCRIPTION

TOTAL OB/XF 3,520

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		RSF-1	0.00	0.00	4.06	AC		1.00	1.00	1.00	300,000.00	300,000.00	1,218,000							

REVIEW DATE 05/08/2026 BY NW Total Acres: 4.06 Total Land Value: 1,218,000 Market: 0 Agricultural: 0 Common: 1,218,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

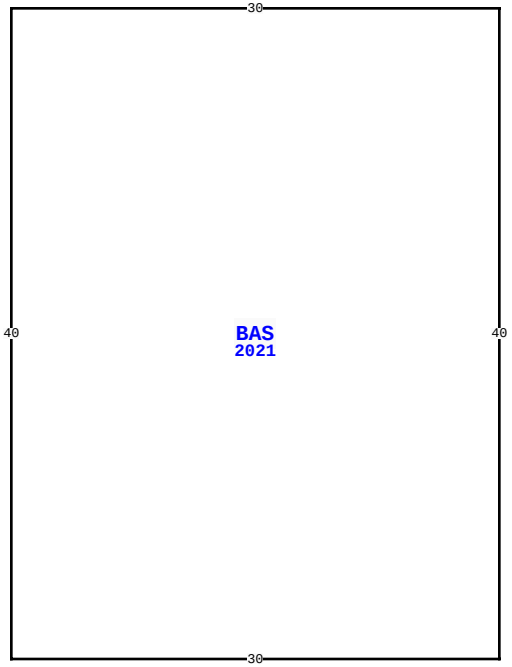
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2021	1,200	27,383
TOTALS	1,200			1,200	27,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	23.77	28,524	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 100% - 2012 Heated Area: 1200 HX Base Yr 2012



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GRANTEE: BARNIAK JACKSON & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S40 E30 N40$.

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

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