PT UNNUMBERED 32 ACRE TRACT OF
PBK 1/1 & PT OF GOVT LOT 2 OF
SEC 56-3N-28E & PT OF SE1/4 OF

ANDERSON ERIK & COURTNEY D
96314 GLENWOOD ROAD
YULEE, FL 32097

2026

50-3N-28-5280-0001-005A

BUILDING CHARACTERISTICS

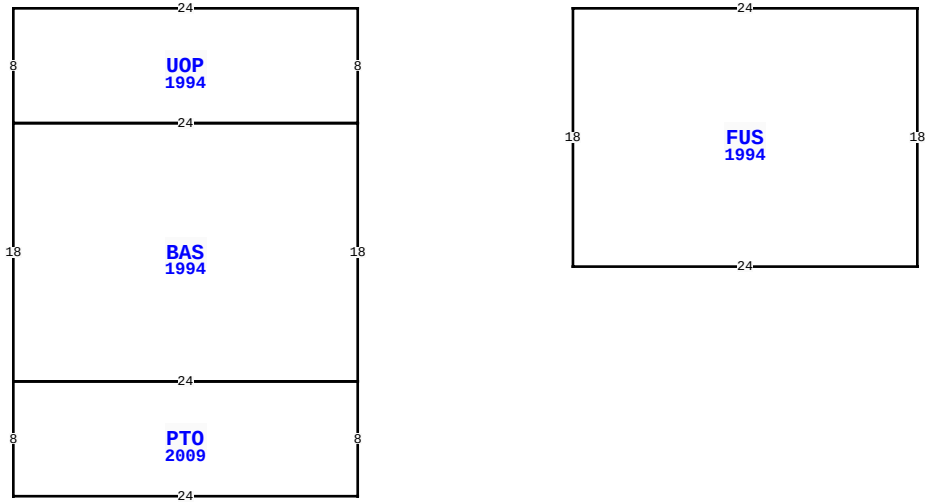
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	432	100	1994	432	83,172
FUS	432	100	1994	432	83,172
PTO	192	5	2009	10	1,925
UOP	192	20	1994	38	7,316
TOTALS	1,248			912	175,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	912	125.3880	208.14	189,824	1980	2010	0	0	0	7.50	92.50

1 SFR CUST 100% - 2024 Heated Area: 864 HX Base Yr 2024



96314 GLENWOOD RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		175,587
TOTAL MARKET OB/XF VALUE		16,704
TOTAL LAND VALUE - MARKET		3,387,461
TOTAL MARKET VALUE		3,579,752
SOH/AGL Deduction		1,129,901
ASSESSED VALUE		2,449,851
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		2,398,440
TOTAL JUST VALUE		3,579,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,441,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25376	DEMOLITION	11,245	12/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/1740	8/15/2023	WD	U	I	37	4,000,000
GRANTOR: HAKIMIAN BENJAMIN S &						
GRANTEE: ANDERSON ERIK & COU						
1764/0945	2/05/2010	WD	U	I	30	100
GRANTOR: HOSHALL CLARK V JR						
GRANTEE: HAKIMIAN BENJAMIN S						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1994] W24 S8 BAS=[YR=1994] S18 PTO=[YR=2009] S8 E24 N8 W24$ E24 N18 W24$ E24 N8$ PTR=E15 FUS=[YR=1994] E24 S18 W24 N18$ W15$.

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	24	28	672.00	SF	35.00	35.00	100	1983	1983	3	20	4,704	
2	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
3	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 16,704

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	000116	C	RES MARSH	100		RSF-1	0.00	0.00	13.28	AC		1.00	1.00	0.85	300,000.00	255,000.00	3,386,400							
2	009620	C	MARSH	100		RSF-1	0.00	0.00	10.61	AC		1.00	1.00	1.00	100.00	100.00	1,061							

REVIEW DATE 05/08/2026 BY NW Total Acres: 23.89 Total Land Value: 3,387,461 Market: 0 Agricultural: 0 Common: 3,387,461 PRINTED 07/09/2026 BY SYS