

PT UNNUMBERED 31.5 ACRE TRACT  
OF PBK 1/1 & PT OF GOVT LOT 2  
OF SEC 56-3N-28E IN OR 381/533

GORDON LILLIAN A  
105 S 15TH ST  
FERNANDINA BEACH, FL 32034

2026

50-3N-28-5280-0001-009A



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 30 VINYL 100      |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 12 MODULAR MT 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 13 LVT/LAMMT 70   |
| Interior Floo            | 11 CLAY TILE 30   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| Bathrooms                | 2 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 1. 1. 100         |
| Units                    | 0 100             |
| BUD8 Adjustme            | 04 DIST 01 100    |
| Occupancy                | 00 NONE 100       |

|          |                     |
|----------|---------------------|
| Quality  | 02 Quality Level 02 |
| DOR CODE | 0100 SINGLE FAMILY  |

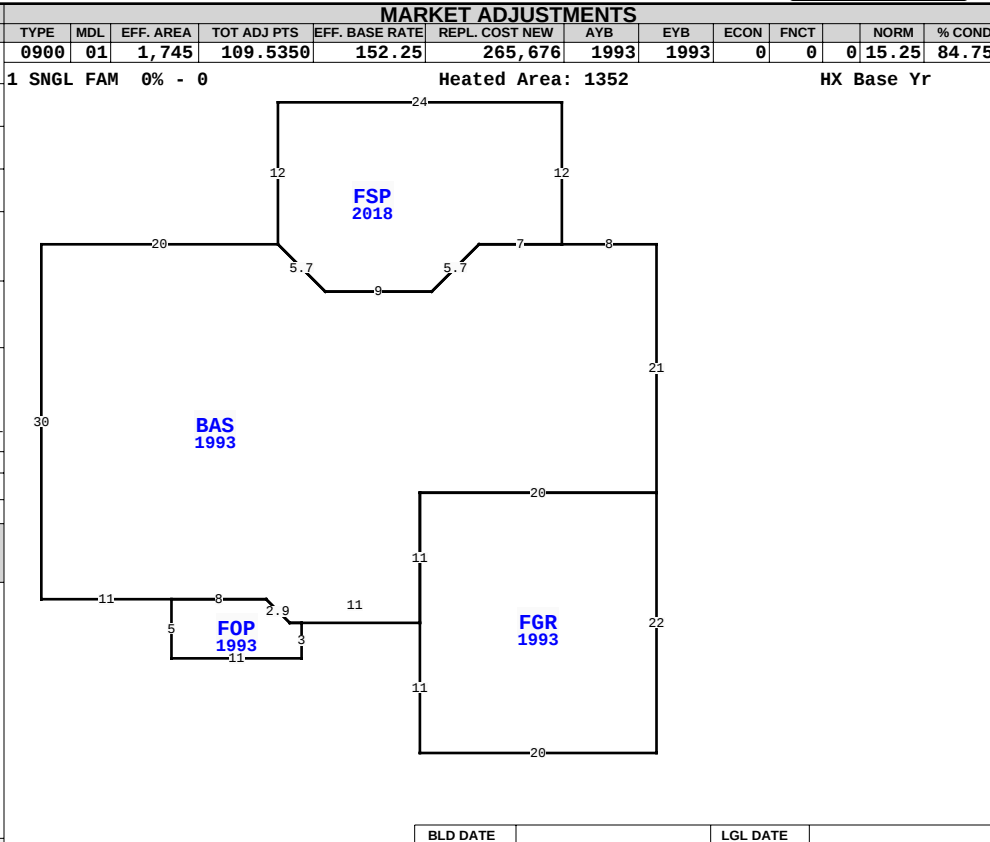
|                  |          |    |
|------------------|----------|----|
| MAP NUM          | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4029.00  |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,352            | 100         | 1993 | 1,352        | 174,451              |
| FGR       | 440              | 55          | 1993 | 242          | 31,226               |
| FOP       | 51               | 30          | 1993 | 15           | 1,936                |
| FSP       | 340              | 40          | 2018 | 136          | 17,548               |
| TOTALS    | 2,183            |             |      | 1,745        | 225,160              |

| EXTRA FEATURES |            |
|----------------|------------|
| L N            | OB/XF CODE |

| 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  |
|-----|------------|-------------|---------|-----|-------|----|-------|----------------|-----------|---------|-------------|------|--------|-----------------|--------|
| 3   | 0860       | POOL/SPA    | 0       | 0   | 0     | 0  | 1.00  | UT 50,000.00   | 50,000.00 | 100     | 1996        | 1996 | 04     | 85              | 42,500 |

| LAND DESCRIPTION |          |
|------------------|----------|
| L N              | USE CODE |
| 1                | 000116   |
| 2                | 0009620  |



|                          |          |           |
|--------------------------|----------|-----------|
| 96223 GLENWOOD RD, YULEE | BLD DATE | LGL DATE  |
|                          | XF DATE  | LAND DATE |
|                          | INC DATE | AG DATE   |

| TOTAL OB/XF |  |
|-------------|--|
| 42,500      |  |

| NASSAU COUNTY PROPERTY    |           |
|---------------------------|-----------|
| PAGE 1 of 1               | 4         |
| VALUATION SUMMARY         |           |
| VALUATION BY              | STANDARD  |
| Tax Group: 4              | Tax Dist: |
| BUILDING MARKET VALUE     | 225,160   |
| TOTAL MARKET OB/XF VALUE  | 42,500    |
| TOTAL LAND VALUE - MARKET | 208,000   |
| TOTAL MARKET VALUE        | 475,660   |
| SOH/AGL Deduction         | 89,656    |
| ASSESSED VALUE            | 386,004   |
| TOTAL EXEMPTION VALUE     | 0         |
| BASE TAXABLE VALUE        | 386,004   |
| TOTAL JUST VALUE          | 475,660   |
| NCON VALUE                | 0         |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 412,182   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 96 3027    | SWIM POOL   | 10,000 | 07/17/1996 |
| 8493       | NEW CONSTR  | 67,465 | 11/06/1992 |

| SALES DATA                  |            |
|-----------------------------|------------|
| OFF RECORD Number           | DATE       |
| 0381/0533                   | 3/15/1983  |
| GRANTOR: HADDOCK ELIZABETH  |            |
| GRANTEE: GORDON WALTER LADD |            |
| 0322/0716                   | 10/01/1980 |
| GRANTOR:                    |            |
| GRANTEE:                    |            |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS                                                                                                                                                                               |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BAS=[YR=1993] W8 FSP=[YR=2018] N12 W24 S12 D4 R4 E9 U4 R4 E7\$ W7 D4 L4 W9 U4 L4 W20 S30 E11 FOP=[YR=1993] S5 E11 N3 W1 U2 L2 W8\$ E8 D2 R2 E11 FGR=[YR=1993] S11 E20 N22 W20S11\$ N11 E20 N21\$. |  |