

PT UNNUMBERED 32 ACRE TRACT OF
PBK 1/1 IN OR 1744/539 BEING
PARAGRAPH 1 (EX ESMT'S IN

GREEN EDWARD R/MELANSON MARIA J ET AL
96316 GLENWOOD RD
YULEE, FL 32097

2026

50-3N-28-5280-0001-012A



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 50
Interior Floor	18	SLATE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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
BAL	192	15	1993	29	4,685
BAS	1,585	100	1993	1,585	256,047
BAS	147	100	2002	147	23,747
DCK	85	10	1993	8	1,292
DCK	267	10	1993	27	4,362
FOP	119	30	1993	36	5,815
FOP	324	30	1993	97	15,670
FUS	816	100	1993	816	131,820
FUS	192	100	2011	192	31,016
UGR	480	45	2002	216	34,893

TOTALS	4,207			3,153	509,347
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EXTRA FEATURES					
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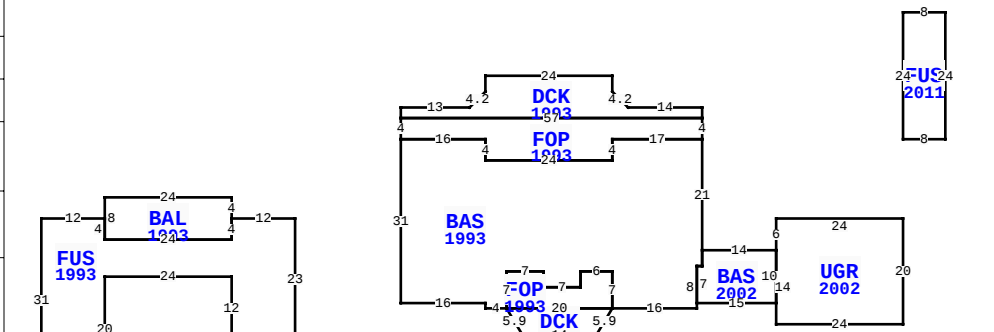
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1988	1988	3	20	1,000	
3	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	1992	1992	04	85	42,500	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	
5	0820	WOOD WALK	0 100	0	0	370.00	SF	11.75	11.75	100	1991	1991	3	40	1,739	
8	0920	CWALL-WD/M	0 100	0	0	293.00	LF	390.00	390.00	100	2002	2002	3	20	22,854	
9	0300	BOAT DCK W	0 100	12	10	120.00	SF	40.00	40.00	100	2002	2002	3	28	1,344	
10	0311	WD GANG WY	0 100	0	0	16.00	SF	45.00	45.00	100	2002	2002	3	20	144	
11	0303	FLT DOCK W	0 100	8	18	144.00	SF	26.00	26.00	100	2002	2002	3	28	1,048	

LAND DESCRIPTION															
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.92	AC		1.00	1.00	1.00	90,000.00	90,000.00	262,800							

REVIEW DATE	05/08/2026	BY	NW	Total Acres:	2.92	Total Land Value:	262,800	Market:	0	Agricultural:	0	Common:	262,800	PRINTED 07/09/2026 BY	SYS
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,153	110.4000	183.26	577,819	1991	2001	0	0	0	11.85 88.15
1 SFR CUST			100% - 2012			Heated Area: 2740			HX Base Yr 2012		



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

96316 GLENWOOD RD, YULEE

TOTAL OB/XF															
72,939															

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NASSAU COUNTY PROPERTY											
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		594,460
TOTAL MARKET OB/XF VALUE		72,939
TOTAL LAND VALUE - MARKET		262,800
TOTAL MARKET VALUE		930,199
SOH/AGL Deduction		457,018
ASSESSED VALUE		473,181
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		416,770
TOTAL JUST VALUE		930,199
NCON VALUE		12,647
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		834,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25296	R/R	4,000	11/01/2011
93-0609	GARAGE	8,160	11/01/1993
8252	XFOB	10,200	07/21/1992
6986	NEW CONSTR	96,242	02/04/1991

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BUILDING NOTES					

BUILDING DIMENSIONS															
UGR=[YR=2002] W24 S6 BAS=[YR=2002] W14 BAS=[YR=1993] N21 FOP=[YR=1993] N4 DCK=[YR=1993] N2 W14 U3 L3 N3 W24 S3 D3 L3 W13 S2 E57\$ W57 S4 E16 S4 E24 N4 E17\$ W17 S4 W24 N4 W16 S31 E16 S1 E4 DCK=[YR=1993] D5 R3 E14 U5 R3 W20\$ FOP=[YR=1993] E20 N7 W6 S3 W7 N3 W7 S7\$ N7 E7 S3 E7 N3 E6 S7 E16 N8 E1 N3\$ S3 W1 S7 E15 N10\$ S14 E24 N20\$ PTR=W115 FUS=[YR=1993] W12 BAL=[YR=1993] N4 W24 S8 E24 N4\$ S4 W24 N4 W12 S31 E12 N20 E24 S12 E12 N23\$ E115 PTR= N15 FUS=[YR=2011] N24 E8 S24 W8\$ S15\$.															

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