

LOTS 3 & 10
IN OR 1479/635 & ESMT IN
OR 1479/638

MERLINI JOSEPH C JR
96134 GLENWOOD RD
YULEE, FL 32097

2026

50-3N-28-5280-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 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

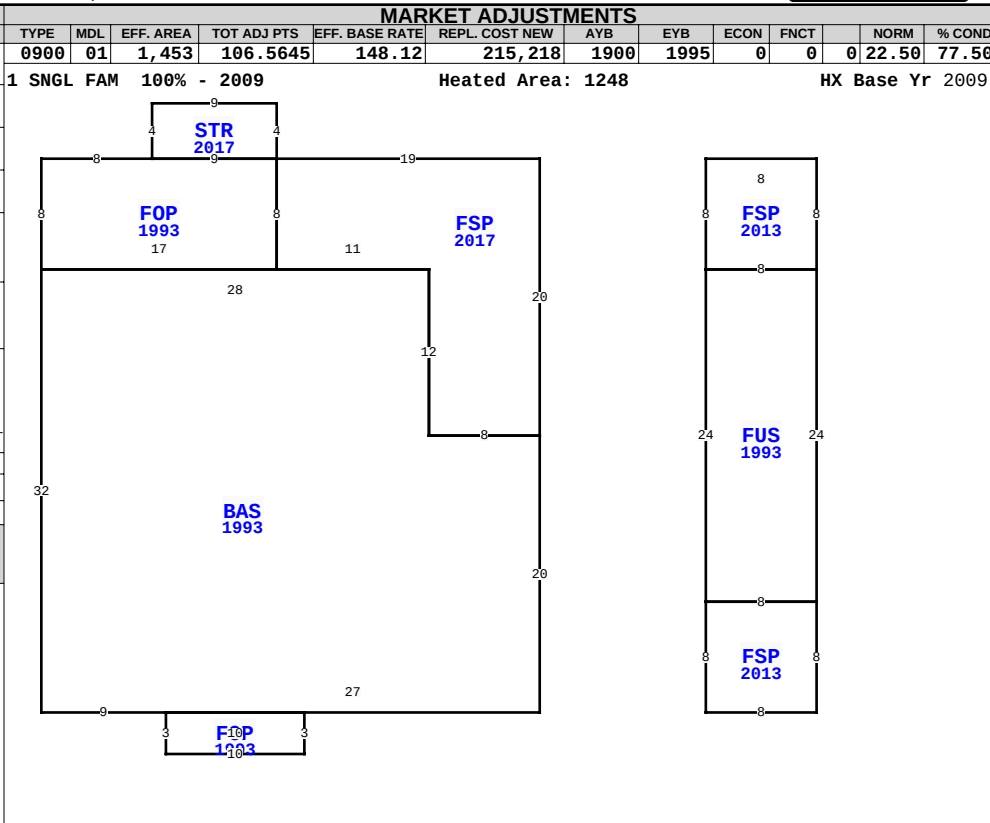
NEIGHBORHOOD/LOC 4029.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	121,222
FOP	30	30	1993	9	1,033
FOP	136	30	1993	41	4,707
FSP	64	40	2013	26	2,985
FSP	64	40	2013	26	2,985
FSP	248	40	2017	99	11,365
FUS	192	100	1993	192	22,040
STR	36	10	2017	4	459

TOTALS	1,826			1,453	166,794
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0920	CWALL-WD/M	0 100	0	0	89.00	LF	390.00	390.00
3	0300	BOAT DCK W	0 100	80	5	400.00	SF	40.00	40.00
4	0310	AL GANG WY	0 100	0	0	22.00	LF	115.00	115.00
5	0303	FLT DOCK W	0 100	20	12	240.00	SF	26.00	26.00
6	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.64

REVIEW DATE 05/08/2026 BY NW



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

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
2	0920	CWALL-WD/M	0 100	0	0	89.00	LF	390.00	390.00	100	2017	2017	3	70	24,297	
3	0300	BOAT DCK W	0 100	80	5	400.00	SF	40.00	40.00	100	2025	2019		84	13,440	
4	0310	AL GANG WY	0 100	0	0	22.00	LF	115.00	115.00	100	2025	2019		78	1,973	
5	0303	FLT DOCK W	0 100	20	12	240.00	SF	26.00	26.00	100	2025	2019		84	5,242	
6	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	2025	2019		78	1,560	

TOTAL OB/XF									
48,752									

Total Acres: 1.64 Total Land Value: 492,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY									
PAGE 1 of 2 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					179,713				
TOTAL MARKET OB/XF VALUE					48,752				
TOTAL LAND VALUE - MARKET					492,000				
TOTAL MARKET VALUE					720,465				
SOH/AGL Deduction					443,942				
ASSESSED VALUE					276,523				
TOTAL EXEMPTION VALUE					101,411				
BASE TAXABLE VALUE					175,112				
TOTAL JUST VALUE					720,465				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					551,381				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706754	GARAGE	25,256	11/01/2017
E21102	ELEC OTHER	8,000	07/01/2008
B21414	ADDITION	190,000	05/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1479/0635	2/16/2007	WD	Q	I		500,000	
GRANTOR: DALY TERRY S							
GRANTEE: MERLINI JOSEPH C JR							
0563/1022	2/22/1989	QC	Q	I	01	100	
GRANTOR: DALY DAVID L							
GRANTEE: DALY TERRY S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2017] W19 STR=[YR=2017] N4 W9 S4 FOP=[YR=1993] W8 S8 BAS=[YR=1993] S32 E9 FOP=[YR=1993] S3 E10 N3 W10\$ E27 N20 W8 N12 W28\$ E17 N8 W9\$ E9\$ S8 E11 S12 E8 N20\$ PTR=E20 FSP=[YR=2013] W8 S8 FUS=[YR=1993] S24 FSP=[YR=2013] S8 E8 N8W8\$ E8 N24 W8 \$ E8 N8 \$ W20 \$.									

Common: 492,000 PRINTED 07/09/2026 BY SYS

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