

LOT 1  
IN OR 873/1203  
GENERAL T J STONEWALL JACKSON

CHUNN SHARON A  
96277 GLENWOOD RD  
YULEE, FL 32097

2026

50-3N-28-528E-0001-0000



| BUILDING CHARACTERISTICS                                                                                                                     |                  |                |                        |                  |                      | MARKET ADJUSTMENTS       |                |                |             |                |           |          |             |         |               |                   |            |  | NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|------------------------|------------------|----------------------|--------------------------|----------------|----------------|-------------|----------------|-----------|----------|-------------|---------|---------------|-------------------|------------|--|------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                      | CD               | CONSTRUCTION   | TYPE                   | MDL              | EFF. AREA            | TOT ADJ PTS              | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT     | NORM        | % COND  | PAGE 1 of 1 4 |                   |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 05               | AVERAGE 100    | 0900                   | 01               | 2,852                | 101.1816                 | 140.64         | 401,105        | 1990        | 2000           | 0         | 0        | 0           | 12.25   | 87.75         | VALUATION SUMMARY |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                | 08               | IRREGULAR 100  | 1 SNGL FAM 100% - 2000 |                  |                      |                          |                |                |             |                |           |          |             |         |               | Heated Area: 2272 |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                   | 12               | MODULAR MT 100 |                        |                  |                      |                          |                |                |             |                |           |          |             |         |               | HX Base Yr 2000   |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                | 06               | CUST PANEL 60  |                        |                  |                      |                          |                |                |             |                |           |          |             |         |               |                   |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                | 05               | DRYWALL 40     |                        |                  |                      |                          |                |                |             |                |           |          |             |         |               |                   |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                | 12               | HARDWOOD 100   |                        |                  |                      |                          |                |                |             |                |           |          |             |         |               |                   |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                      |                  |                | 01                     | Quality Level 01 |                      |                          |                |                |             |                |           |          |             |         |               |                   |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                          | 1,592            | 100            | 1993                   | 1,592            | 196,471              |                          |                |                |             |                |           |          |             |         |               |                   |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| DCK                                                                                                                                          | 20               | 10             | 2008                   | 2                | 247                  |                          |                |                |             |                |           |          |             |         |               |                   |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| DCK                                                                                                                                          | 180              | 10             | 2008                   | 18               | 2,222                |                          |                |                |             |                |           |          |             |         |               |                   |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                          | 245              | 30             | 1993                   | 74               | 9,132                |                          |                |                |             |                |           |          |             |         |               |                   |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                          | 112              | 30             | 2008                   | 34               | 4,196                |                          |                |                |             |                |           |          |             |         |               |                   |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| FSP                                                                                                                                          | 576              | 40             | 2008                   | 230              | 28,384               |                          |                |                |             |                |           |          |             |         |               |                   |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| FUS                                                                                                                                          | 680              | 100            | 1993                   | 680              | 83,920               |                          |                |                |             |                |           |          |             |         |               |                   |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| STR                                                                                                                                          | 45               | 10             | 2008                   | 4                | 494                  |                          |                |                |             |                |           |          |             |         |               |                   |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| UGR                                                                                                                                          | 484              | 45             | 2008                   | 218              | 26,904               |                          |                |                |             |                |           |          |             |         |               |                   |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                       | 3,934            |                |                        | 2,852            | 351,970              |                          |                |                |             |                |           |          |             |         |               |                   |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                |                        |                  |                      | 96277 GLENWOOD RD, YULEE |                |                |             |                |           |          |             |         |               |                   |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| 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      |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                            | 0500             | FP-PRE FAB     | 0                      | 100              | 0                    | 0                        | 1.00           | UT             | 3,500.00    | 3,500.00       | 100       | 1996     | 1996        | 3       | 76            | 2,660             |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                            | 0300             | BOAT DCK W     | 0                      | 100              | 0                    | 0                        | 414.00         | SF             | 40.00       | 40.00          | 100       | 2000     | 2000        | 3       | 26            | 4,306             |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                            | 0920             | CWALL-WD/M     | 0                      | 100              | 0                    | 0                        | 135.00         | LF             | 390.00      | 390.00         | 100       | 2002     | 2002        | 3       | 20            | 10,530            |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 17,496                                                                                                                           |                  |                |                        |                  |                      |                          |                |                |             |                |           |          |             |         |               |                   |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                             |                  |                |                        |                  |                      |                          |                |                |             |                |           |          |             |         |               |                   |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| 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 |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                            | 000116           | C              | RES MARSH              | 100              |                      | RSF-1                    | 0.00           | 0.00           | 1.25        | AC             |           | 1.00     | 1.00        | 1.00    | 90,000.00     | 90,000.00         | 112,500    |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                            | 009620           | C              | MARSH                  | 0                |                      | RSF-1                    | 0.00           | 0.00           | 0.55        | AC             |           | 1.00     | 1.00        | 1.00    | 100.00        | 100.00            | 55         |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 05/08/2026 BY NW Total Acres: 1.80 Total Land Value: 112,555 Market: 0 Agricultural: 0 Common: 112,555 PRINTED 07/09/2026 BY SYS |                  |                |                        |                  |                      |                          |                |                |             |                |           |          |             |         |               |                   |            |  |                        |  |  |  |  |  |  |  |  |  |  |  |  |