PT LOT 74 & ESMT IN
OR 1993/554 (EX PT IN
OR 1993/1848)

GODBOLT RICHARD F & CATHY H/CATHY H GODBOLT
75335 RANDY RD
YULEE, FL 32097

2023

14-2N-26-4280-0002-0280

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

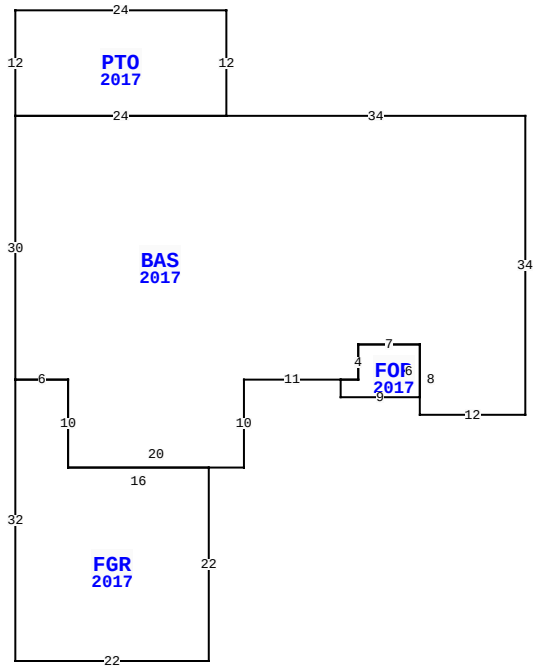
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100	1,960	241,406
FGR	544	55	299	36,826
FOP	46	30	14	1,725
PTO	288	5	14	1,725
TOTALS	2,838		2,287	281,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,287	105.8400	125.68	287,430	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2018 Heated Area: 1960 HX Base Yr 2018



75335 RANDY RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,681
TOTAL MARKET OB/XF VALUE		21,495
TOTAL LAND VALUE - MARKET		133,200
TOTAL MARKET VALUE		436,376
SOH/AGL Deduction		206,158
ASSESSED VALUE		230,218
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		180,218
TOTAL JUST VALUE		436,376
NCON VALUE		10,768
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003031	CO ISSUED	0	04/07/2017
B1633183	NEW CONSTR	251,682	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1993/0554	7/24/2015	WD	Q	V	03	105,000

GRANTOR: RANDY ROAD LLC
GRANTEE: GODBOLT RICHARD F &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W34 PTO=[YR=2017] N12 W24 S12 E24$ W24 S30
FGR=[YR=2017] S32 E22 N22 W16 N10 W6$ E6 S10 E20 N10 E11
FOP=[YR=2017] S2 E9 N6 W7 S4 W2$ E2 N4 E7 S8 E12 N34$.

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	0810	CONCRETE A	0	100	0	0	765.00	SF	6.50	6.50	100	2017	2017	3	97	4,823	
2	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	2017	2017	3	82	5,904	
3	0812	CONCRETE C	0	100	0	0	2,692.00	SF	4.00	4.00	100	2021	2021	3	100	10,768	

LAND DESCRIPTION

TOTAL OB/XF 21,495

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	000115	C	SFR ACRES	100		RM	0.00	0.00	2.96	AC		1.00	1.00	1.00	45,000.00	45,000.00	133,200							

REVIEW DATE 08/22/2022 BY KBA Total Acres: 2.96 Total Land Value: 133,200 Market: 0 Agricultural: 0 Common: 133,200 PRINTED 08/02/2023 BY SYS