

NE1/4 OF NE1/4
IN OR 1870/1801
EX ESMTS IN OR 337 PG 698

FELTUS FARMS LLC
1015 ATLANTIC BLVD STE 240
ATLANTIC BEACH, FL 32233

2023

19-3N-26-0000-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	13	LVT/LAMMT 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.	2. 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	792	100	792	78,576
DCK	88	10	9	893
DCK	96	10	10	992
FUS	558	100	558	55,360
UOP	116	20	23	2,282
UOP	336	20	67	6,647

TOTALS	1,986		1,459	144,750
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0200	BARN WD 0-	0	0	36	24	864.00	SF	2.00	2.00
2	0200	BARN WD 0-	0	0	34	22	748.00	SF	20.00	20.00
3	0681	POLE SHED	0	0	10	12	120.00	SF	15.00	15.00
5	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00
6	0820	WOOD WALK	0	0	0	0	52.00	SF	11.75	11.75
7	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00
8	0200	BARN WD 0-	0	0	29	20	580.00	SF	20.00	20.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000115	C	SFR ACRES	0	0005		0.00	0.00	40.00	AC

REVIEW DATE	09/24/2018	BY	KBA
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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	
0100	01	1,459	130.8660	118.11	172,322	1990	1990	0	0	0	16.00	84.00

1 SINGLE FAM - 0% - 0

Heated Area: 1350

HX Base Yr

11

19

12

8

4

9

4

18

12

8

8

18

42

8

42

18

DCK

2004

UOP

1993

DCK

2004

BAS

1993

UOP

1993

31

18

31

18

FUS

1993

67107 AMOS WHITE RD, YULEE				BLD DATE					LGL DATE	05/30/2023		MLU	
				XF DATE									
				INC DATE									
								AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
864.00	SF	2.00	2.00	100	1986	1986	3	20	346				
748.00	SF	20.00	20.00	100	1986	1986	3	20	2,992				
120.00	SF	15.00	15.00	100	1986	1986	3	20	360				
400.00	SF	35.00	35.00	100	1988	1988	3	20	2,800				
52.00	SF	11.75	11.75	100	1988	1988	3	40	244				
1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450				
580.00	SF	20.00	20.00	100	2004	2004	3	40	4,640				

TOTAL OB/XF													
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
1	000115	C	SFR ACRES	0	0005		0.00	0.00	40.00	AC		1.00	1.00

Total Acres:	40.00	Total Land Value:	320,000	Market:	0	Agricultural:	0	Common:	320,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		144,750	
TOTAL MARKET OB/XF VALUE		13,832	
TOTAL LAND VALUE - MARKET		320,000	
TOTAL MARKET VALUE		478,582	
SOH/AGL Deduction		164,125	
ASSESSED VALUE		314,457	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		314,457	
TOTAL JUST VALUE		478,582	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		285,870	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1870/1801	7/29/2013	QC	U	I	11
GRANTOR: CIRCLE B FARMS INC					
GRANTEE: FELTUS FARMS LLC					
0318/0171	7/01/1980	WD	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES					

BUILDING DIMENSIONS					
DCK=[YR=2004] W12 UOP=[YR=1993] W19 DCK=[YR=2004] W11 S8 BAS=[YR=1993] S18 UOP=[YR=1993] S8 E42 N8 W42\$ E42 N18 W22 N4 W9 S4 W11\$ E11 N8\$ S4 E9 S4 E10 N8\$ S8 E12 N8\$ PTR= E25 FUS=[YR=1993] E31 S18 W31 N18\$ W25\$.					