

BLOCK 2 LOT 19
IN OR 498 PG 891
LOFTON BLUFF 2 PB 4/92 & 93

GOODBREAD CHARLES E & JEANETTE
85111 DAVID ROAD
YULEE, FL 32097

2023

43-2N-27-4621-0002-0190



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	13 LVT/LAMNT 20
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
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4048.00	

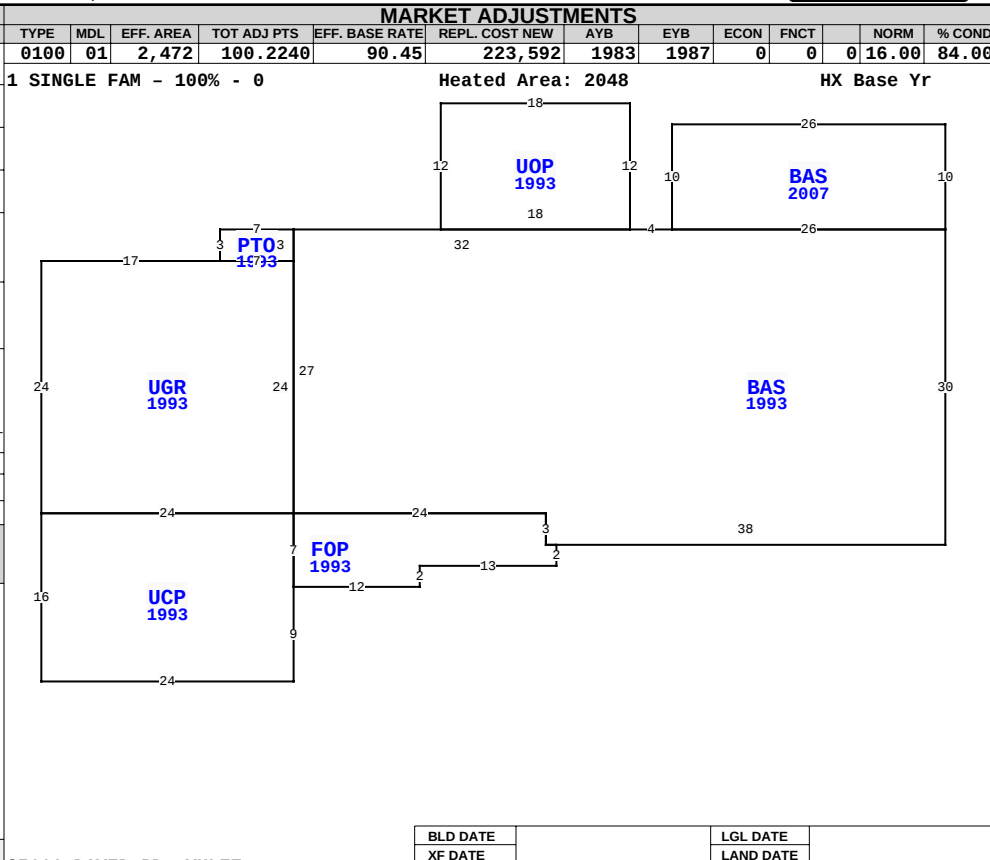
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,788	100	1,788	135,849
BAS	260	100	260	19,754
FOP	146	30	44	3,343
PTO	21	5	1	76
UCP	384	20	77	5,851
UGR	576	45	259	19,679
UOP	216	20	43	3,267

TOTALS	3,391	2,472	187,817
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	20	12	240.00	SF	20.10	20.10
2	0810	CONCRETE A	0 100	18	12	216.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		OR	0.00	0.00	1.00

REVIEW DATE 01/08/2019 BY SBX



85111 DAVID RD, YULEE

TOTAL OB/XF									
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1	000100	C	SFR	100		OR	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	187,817								
TOTAL MARKET OB/XF VALUE	1,920								
TOTAL LAND VALUE - MARKET	80,000								
TOTAL MARKET VALUE	269,737								
SOH/AGL Deduction	131,195								
ASSESSED VALUE	138,542								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	88,542								
TOTAL JUST VALUE	269,737								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	217,222								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617072	ADDITION	22,400	12/01/2006
8362	CHNGE SRVC	700	08/14/1992
8242	ADDITION	15,912	07/20/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0498/0891	9/01/1986	WD	Q	I		65,000	
GRANTOR:							
GRANTEE:							
0434/0244	9/01/1984	WD	Q	I		55,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W26 S10 BAS=[YR=1993] W4 UOP=[YR=1993] N12 W18 S12 E18\$ W32 PTO=[YR=1993] W7 S3 UGR=[YR=1993] W17 S24 UCP=[YR=1993] S16 E24 N9 FOP=[YR=1993] E12 N2 E13 N2 W1 N3 W24 S7\$ N7 W24 \$ E24 N24 W7\$ E7 N3\$ S27 E24 S3 E38 N30 W26\$ E26 N10\$.									

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