PT E WATERMAN MILL GRANT
SEC 50-3N-27E IN 1941/1065

NEELING ROBERT D III & ANGEL/KEELING ANGEL
86170 JOHN GOODBREAD LA
YULEE, FL 32097

2023

50-3N-27-0000-0001-0340

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

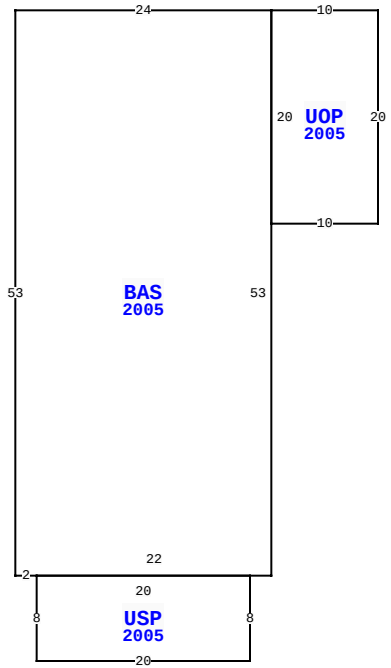
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1,272	47,900
UOP	200	20	40	1,506
USP	160	30	48	1,808
TOTALS	1,632		1,360	51,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,360	81.0160	73.12	99,443	1940	1940	0	0	0	48.50	51.50

1 SINGLE FAM – 0% - 0 Heated Area: 1272 HX Base Yr



86588 GOODBREAD RD, YULEE

BLD DATE	11/22/2019	KKA	LGL DATE	
XF DATE	11/22/2019	KKA	LAND DATE	11/22/2019 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	51,213
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	71,200
TOTAL MARKET VALUE	122,413
SOH/AGL Deduction	38,668
ASSESSED VALUE	83,745
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,745
TOTAL JUST VALUE	122,413
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1941/1067	10/09/2014	QC	U	I	11	100
GRANTOR: BOWMAN JOYCE GOODBREA						
GRANTEE: KEELING ROBERT D II						
1941/1065	10/09/2014	WD	Q	I	01	40,000
GRANTOR: BOWMAN JOYCE GOODBREA						
GRANTEE: KEELING ROBERT D II						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2005] W10 BAS=[YR=2005] W24 S53 E2 USP=[YR=2005] S8 E20 N8 W20$ E22 N53 $ S20 E10 N20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0			0.00	0.00	0.89	AC		1.00	1.00	1.00	80,000.00	80,000.00	71,200							

REVIEW DATE 11/22/2019 BY KKA Total Acres: 0.89 Total Land Value: 71,200 Market: 0 Agricultural: 0 Common: 71,200 PRINTED 08/02/2023 BY SYS