

PT OF LOT 91 (S-3)
IN OR 1006/1426
NORTH YULEE PB 2/26

BYRD GARY L & BARBARA J
86361 GOODBREAD ROAD
YULEE, FL 32097

2023

50-3N-27-4720-0091-0030



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	0100	01	1,822	105.0000	94.76	172,653	1989	1993	0	0	0	14.25	85.75	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2002													Heated Area: 1811													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2002													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	08	SHT VINYL 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																											
Occupancy	00	NONE 100																											
Quality			03	Quality Level 03																									
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	1,811	100	1,811	147,156																									
FOP	36	30	11	894																									
TOTALS			1,847	1,822												148,050													
EXTRA FEATURES			86361 GOODBREAD 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													
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380														
2	0810	CONCRETE A	0 100	54	3	162.00	SF	6.50	6.50	100	1989	1989	3	59.5	627														
3	1242	WD DECK A	0 100	0	0	417.00	SF	10.00	10.00	100	1989	1989	3	20	834														
4	0680	POLE SHED	0 100	10	3	30.00	SF	10.00	10.00	100	2000	2000	3	29	87														
5	1242	WD DECK A	0 100	0	0	566.00	SF	10.00	10.00	100	2000	2000	3	20	1,132														
6	0810	CONCRETE A	0 100	0	0	736.00	SF	6.50	6.50	100	2010	2010	3	92	4,401														
7	0351	CARPORT MT	0 100	20	18	360.00	SF	10.00	10.00	100	2022	2022	3	100	3,600														
TOTAL OB/XF 13,061																													
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000												
REVIEW DATE 01/30/2023 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																													