PT OF LOT 103 IN OR 39/263
NORTH YULEE PBK 2/26

YULEE VOLUNTEER FIREMANS ASSN
C/O CHIEF JOE KING, PO BOX 727
YULEE, FL 32041-0727

2023

50-3N-27-4720-0103-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

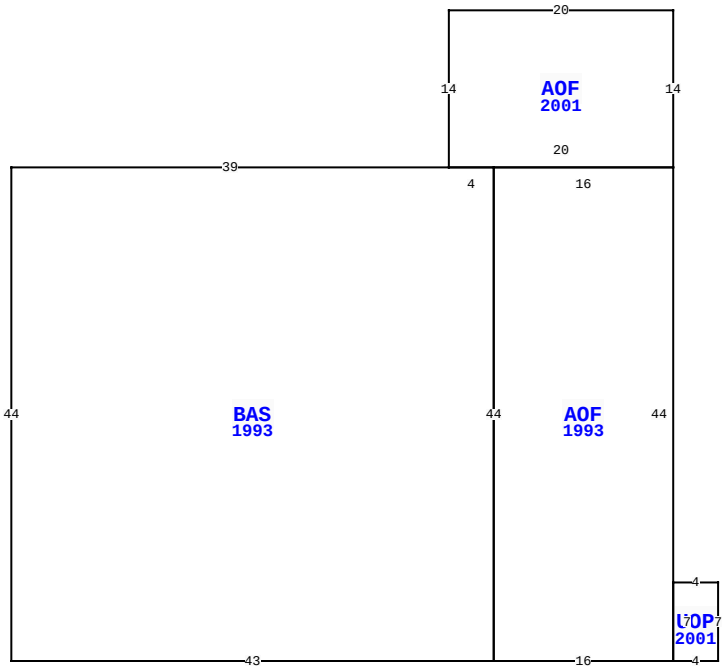
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7700	CLUBS/LODGES/HALLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	704	100	704	39,645
AOF	280	100	280	15,768
BAS	1,892	100	1,892	106,545
UOP	28	20	6	338
TOTALS	2,904		2,882	162,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	2,882	66.6120	74.44	214,536	1972	1972	0	0	0	24.35	75.65

1 CLUB HOUSE – 0% - 0 Heated Area: 2876 HX Base Yr



86048 GOODBREAD RD, YULEE

BLD DATE	02/24/2017 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		162,296
TOTAL MARKET OB/XF VALUE		5,695
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		217,991
SOH/AGL Deduction		83,285
ASSESSED VALUE		134,706
TOTAL EXEMPTION VALUE	10	134,706
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		217,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018308	REMODEL	0	05/01/2001
5580	REMODEL	2,500	03/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0947/1482	9/01/2000	QC	U	I	06	100
GRANTOR: HOLLAND BOBBY						
GRANTEE: BOARD OF COUNTY COM						
0039/0263	9/23/1963	WD	U	I	06	100
GRANTOR: HOLLAND MAUDE						
GRANTEE: YULEE VOLUNTEER FIR						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=2001] W20 S14 BAS=[YR=1993] W39 S44 E43 AOF=[YR=1993] E16 UOP=[YR=2001] E4 N7 W4 S7$ N44 W16 S44$ N44 W4$ E20 N14$
.

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
2	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1972	1972	3	20	240	
3	0803	ASPHALT C	0	0	0	0	4,700.00	SF	2.00	2.00	100	1972	1972	3	50	4,700	
4	0505	FLAGPOLE A	0	0	0	0	25.00	LF	50.00	50.00	100	1995	1995	3	20	250	
5	0810	CONCRETE A	0	0	11	6	66.00	SF	6.50	6.50	100	1995	1995	3	72	309	
6	0978	SECURTY LT	0	0	0	0	2.00	UT	337.50	337.50	100	1990	1990	3	29	196	

LAND DESCRIPTION

TOTAL OB/XF 5,695

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	007700	C	CLUB	0	0003	OR	100.00	100.00	1.00	UT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 08/23/2022 BY HSA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS