LOT 4
YULEE PARK PB 5/31

**BELL AARON M & ALISON N**
86511 GOODBREAD RD
YULEE, FL 32097

**2023**

**50-3N-27-4780-0004-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

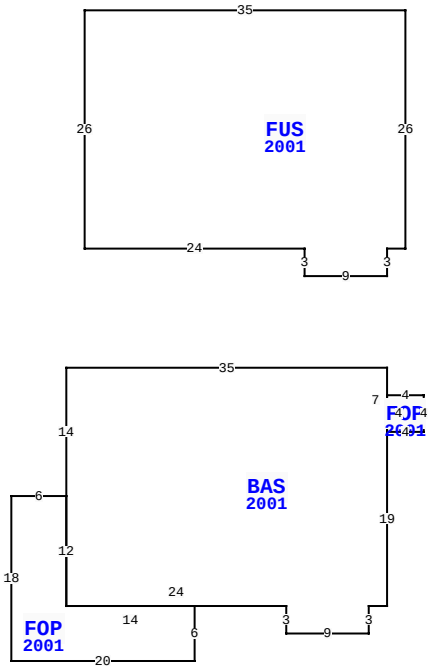
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 937 | 100 | 937 | 92,021 |
| FOP | 16 | 30 | 5 | 491 |
| FOP | 192 | 30 | 58 | 5,696 |
| FUS | 937 | 100 | 937 | 92,021 |
| TOTALS | 2,082 | | 1,937 | 190,228 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,937 | 120.9075 | 109.12 | 211,365 | 2001 | 2001 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1874 HX Base Yr 2021




86511 GOODBREAD RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 190,228 |
| TOTAL MARKET OB/XF VALUE | | 499 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 270,727 |
| SOH/AGL Deduction | | 97,548 |
| ASSESSED VALUE | | 173,179 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 123,179 |
| TOTAL JUST VALUE | | 270,727 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 214,005 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E018169 | NEW CONSTR | 0 | 06/01/2001 |
| M015067 | H/AC | 0 | 05/01/2001 |
| B07635 | NEW CONSTR | 101,580 | 09/01/2000 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2412/1466 | 11/23/2020 | WD | Q | I | 01 | 239,500 |
| GRANTOR: HUNTER MARK C & SHEEN | | | | | | |
| GRANTEE: BELL AARON M & ALIS | | | | | | |
| 1791/1701 | 4/25/2012 | WD | Q | I | 02 | 112,000 |
| GRANTOR: FEDERAL NATIONAL MORT | | | | | | |
| GRANTEE: HUNTER MARK CHRISTO | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2001] W35 S14 FOP=[YR=2001] W6 S18 E20 N6 W14 N12 $ S12 E24 S3 E9 N3 E2 N19 FOP=[YR=2001] E4 N4 W4 S4 $ N7 $ PTR= N10 FUS=[YR=2001] N3 E2 N26 W35 S26 E24 S3 E9 $ S10 $ .

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 0681 | POLE SHED | 0 | 100 | 16 | 8 | 128.00 | SF | 15.00 | 15.00 | 100 | 1997 | 1997 | 3 | 26 | 499 | |

### LAND DESCRIPTION

TOTAL OB/XF 499

| 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 | 000115 | C | SFR ACRES | 100 | | OR | 125.00 | 355.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |

REVIEW DATE 09/22/2017 BY SBX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS