

IN OR 973/412
031008A & 0310008B

WARD RANDALL
86421 FELMOR ROAD
YULEE, FL 32097

2023

51-3N-27-0000-0049-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 80
Interior Floo	14	CARPET 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

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	16,878
DKK	58	15	9	138
DKK	64	15	10	153

TOTALS	1,226	1,123	17,168
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0510	GARAGE WD-	0	0	24	24		576.00 SF 17.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0		RS-2	0.00	0.00	1.02

REVIEW DATE	12/10/2018	BY	KW
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0820	02	1,123	117.6000	76.44	85,842	1992	1992	0	0	15	70.00	20.00	
1 M/H 93- - 0% - 0													
Heated Area: 1104 HX Base Yr													

86421 FELMOR RD, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									4
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					17,168				
TOTAL MARKET OB/XF VALUE					2,016				
TOTAL LAND VALUE - MARKET					81,600				
TOTAL MARKET VALUE					100,784				
SOH/AGL Deduction					46,201				
ASSESSED VALUE					54,583				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					54,583				
TOTAL JUST VALUE					100,784				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					69,349				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0973/0412	3/02/2001	WD	U	I	07	100	
GRANTOR: DESALVO PROPERTIES UN							
GRANTEE: WARD RANDALL							
0966/1325	1/16/2001	WD	U	I	05	67,000	
GRANTOR: DESALVO PROPERTIES UN							
GRANTEE: WARD RANDALL							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2000] W48 DCK=[YR=2018] W8 S8 E8 N8\$ S23 E28									
DKK=[YR=2018] S5 D3 R2 E4 U3 R2 N5 W8\$ E20 N23\$.									

TOTAL OB/XF									
2,016									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0		RS-2	0.00	0.00	1.02

Market:	0	Agricultural:	0	Common:	81,600	PRINTED 08/02/2023 BY SYS
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