

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1503

CONC BLOCK 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305

COMP SHNGL 100
DRYWALL 100

Interior Floor
Interior Floor

1408

CARPET 80
SHT VINYL 20

Air Condition
Heating Type

0304

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

3 100
2 100
WOOD FRAME 100

Stories
Units
BUD8 Adjustme
Occupancy

1. 100
0 100
04 DIST 01 100
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

2,282

100

2,282

146,711

FOP

18

30

5

321

UCP

832

20

166

10,673

TOTALS

3,132

2,453

157,705

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

1

0500

FP-PRE FAB

0 100

0 0

1.00

UT

3,500.00

3,500.00

100

1980

1980

3

49

1,715

2

0940

SHEDS/PORT

0 100

12 9

108.00

SF

30.00

30.00

100

1980

1980

3

20

648

4

0810

CONCRETE A

0 100

6 8

48.00

SF

6.50

6.50

100

1980

1980

3

35

109

LAND DESCRIPTION

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

000115

C

SFR ACRES

100

RS-2

0.00

0.00

1.00

AC

1.00

1.00

1.00

80,000.00

80,000.00

80,000

REVIEW DATE

07/13/2020

BY

NWA

Total Acres:

1.00

Total Land Value:

80,000

Market:

0

Agricultural:

0

Common:

80,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,453

93.1200

84.04

206,150

1960

1975

0

0

23.50

76.50

1 SINGLE FAM - 100% - 2010

Heated Area: 2282

HX Base Yr 2010

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

86343 FELMOR RD, YULEE

29.8

31.9

13

16

26

32

32

26

3

4

7

3

7

12

8

4

3

2.9

5

6.4

1.4

2.9

7

BAS

1993

FOP

1993

UCP

1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

203,364

TOTAL MARKET OB/XF VALUE

2,472

TOTAL LAND VALUE - MARKET

80,000

TOTAL MARKET VALUE

285,836

SOH/AGL Deduction

113,397

ASSESSED VALUE

172,439

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

122,439

TOTAL JUST VALUE

285,836

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

226,784

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1615/1174

4/17/2009

WD

U

I

38

120,000

GRANTOR:CARNES JAMES R & DONN

GRANTEE:BRICE DAVID M JR

0701/0626

3/28/1994

WD

Q

I

77,500

GRANTOR:LOCKE & MULLIS

GRANTEE:CARNES JAMES & DONN

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W26BAS=[YR=1993] W16 U5 L12 U22 L23 L21 D21 D23 R22 U2 R2 D3 R4 FOP=[YR=1993] D2 L2 D4 R5 U2 R2 U4 L5 \$ R9 D7 S7 E12 N2 E8 S2 E4 S3 E7 N3 E4 N32\$ S32 E26 N32\$.

[illegible]