LOT 3
NASSAU ACRES SUB PB 3/48

CORBETT ZELMA C
406 SW CENTRAL AVE
JASPER, FL 32052

2023

51-3N-27-4800-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

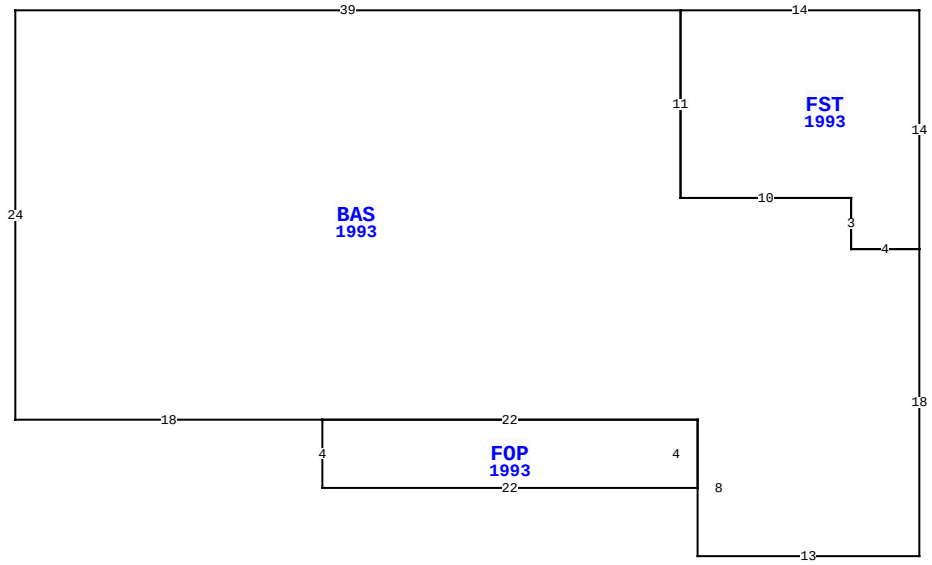
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,210	100	1,210	60,425
FOP	88	30	26	1,298
FST	166	55	91	4,545
TOTALS	1,464		1,327	66,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,327	93.0000	83.93	111,375	1956	1956	0	0	0	40.50	59.50

1 SINGLE FAM – 0% - 0 Heated Area: 1210 HX Base Yr



86119 FLORIDA AVE, 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	66,268
TOTAL MARKET OB/XF VALUE	3,350
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	119,618
SOH/AGL Deduction	14,582
ASSESSED VALUE	105,036
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,036
TOTAL JUST VALUE	119,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2366/0993	6/05/2020	FJ	U	I	11	100
GRANTOR: CORBETT JAMES ALFRED						
GRANTEE: CORBETT ZELMA C						
1170/1200	9/11/2003	WD	U	I	01	40,000
GRANTOR: CPRBETT ZELMA C & KEN						
GRANTEE: CORBETT JAMES A III						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W14 BAS=[YR=1993] W39 S24 E18 FOP=[YR=1993] S4 E22 N4 W22$ E22 S8 E13 N18 W4N3 W10 N11$ S11 E10 S3 E4 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	1242	WD DECK A	0	0	10	12	120.00	SF	10.00	10.00	100	2000	2000	3	20	240	
3	0510	GARAGE WD-	0	0	18	23	414.00	SF	25.90	25.90	100	2000	2000	3	29	3,110	

LAND DESCRIPTION

TOTAL OB/XF 3,350

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	000100	C	SFR	0		RS-2	76.00	159.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/21/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS