LOT 4
NASSAU ACRES SUB PB 3/48

86103 FLORIDA AVENUE
97427 BLACKBEARDS WAY
YULEE, FL 32097

2023

51-3N-27-4800-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

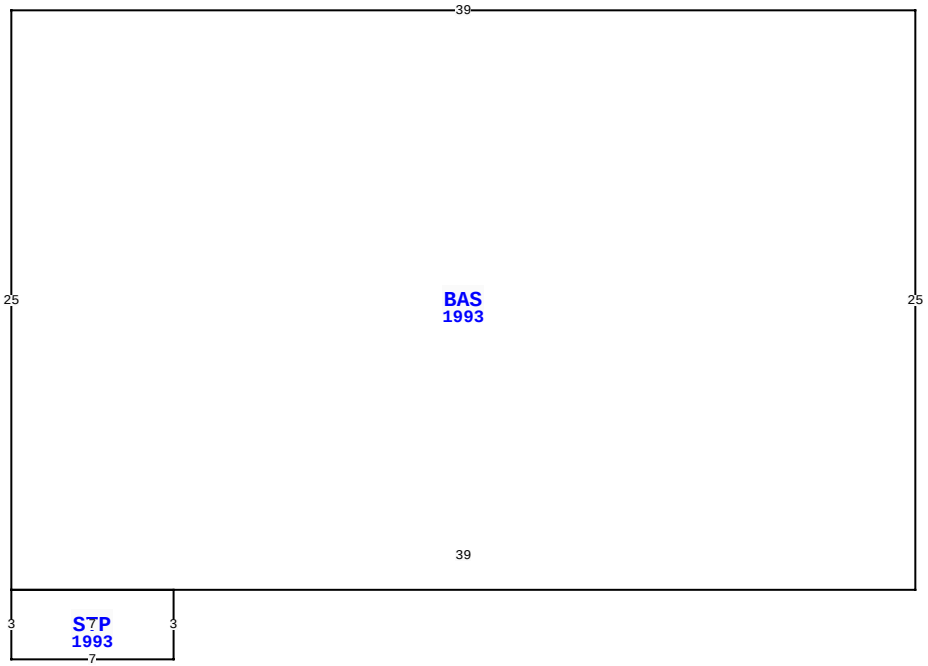
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100	975	61,406
STP	21	10	2	126
TOTALS	996		977	61,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	977	103.0000	92.96	90,822	1963	1963	0	0	0	32.25	67.75

1 SINGLE FAM – 0% - 0 Heated Area: 975 HX Base Yr



86103 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	61,532
TOTAL MARKET OB/XF VALUE	455
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	111,987
SOH/AGL Deduction	28,350
ASSESSED VALUE	83,637
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,637
TOTAL JUST VALUE	111,987
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2271/0513	4/26/2019	QC	U	I	11	100
GRANTOR: BRADDOCK'S INC						
GRANTEE: 86103 FLORIDA AVENU						
2031/1940	3/04/2016	WD	Q	I	01	70,000
GRANTOR: MILLWOOD MERRY Y						
GRANTEE: BRADDOCK'S INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 S25 STP=[YR=1993] S3 E7 N3 W7$ E39 N25$.

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
1	0810	CONCRETE A	0	0	10	20	200.00	SF	6.50	6.50	100	1980	1980	3	35	455	

LAND DESCRIPTION

TOTAL OB/XF 455

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	80.00	150.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/13/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS