LOT 5
IN OR 724 PG 1311
NASSAU ACRES SUB PB 3/48

LEWIS GERALD WYATT
86087 FLORIDA AVENUE
YULEE, FL 32097

2023

51-3N-27-4800-0005-0000

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	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

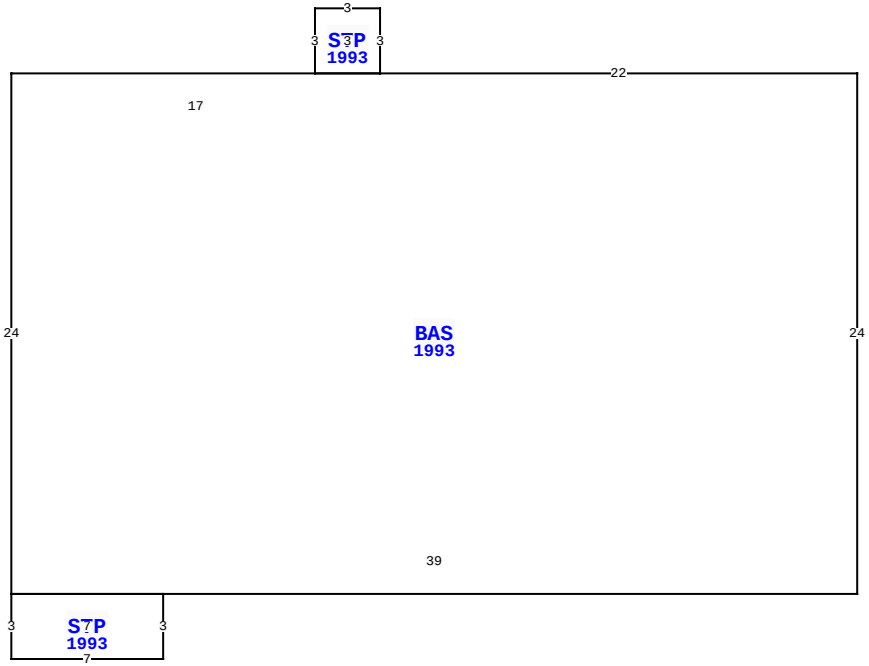
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	55,964
STP	9	10	1	60
STP	21	10	2	120
TOTALS	966		939	56,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	939	100.0000	90.25	84,745	1961	1961	0	0	0	33.75	66.25

1 SINGLE FAM – 100% - 1996 Heated Area: 936 HX Base Yr 1996



86087 FLORIDA AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		56,144
TOTAL MARKET OB/XF VALUE		2,199
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		108,343
SOH/AGL Deduction		68,074
ASSESSED VALUE		40,269
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,269
TOTAL JUST VALUE		108,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8575	CHNGE SRVC	0	12/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0724/1311	2/28/1995	QC	U	I	01	100
GRANTOR: WELLS MARGUERITE E						
GRANTEE: LEWIS GERALD WYATT						
0714/0424	9/16/1994	QC	U	I	06	15,000
GRANTOR: LEWIS GERALD & MELISS						
GRANTEE: WELLS MARGUERITE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 STP=[YR=1993] N3 W3 S3 E3$ W17 S24
STP=[YR=1993] S3 E7 N3 W7$ E39 N24$.

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	100	10	20	200.00	SF	6.50	6.50	100	1975	1975	3	27	351	
3	0940	SHEDS/PORT	0	100	14	22	308.00	SF	30.00	30.00	100	1995	1995	3	20	1,848	

LAND DESCRIPTION

TOTAL OB/XF 2,199

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	100		RS-2	80.00	143.00	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