LOT 14 OR 238/671
NASSAU ACRES SUB PB 3/48

PATTERSON WILLIAM E & LINDA
86126 FLORIDA AVENUE
YULEE, FL 32097

2023

51-3N-27-4800-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

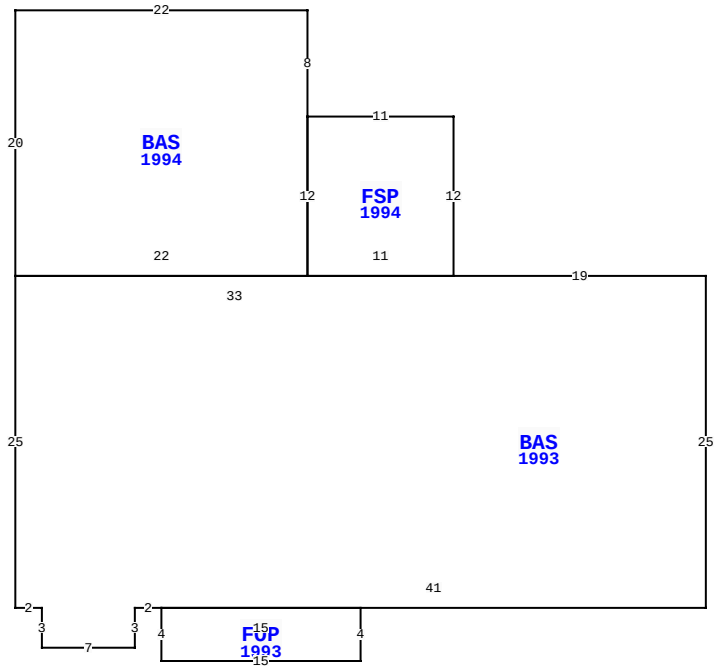
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,321	100	1,321	114,116
BAS	440	100	440	38,010
FOP	60	30	18	1,555
FSP	132	40	53	4,578
TOTALS	1,953		1,832	158,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,832	133.8750	120.82	221,342	1974	1985	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 0 Heated Area: 1761 HX Base Yr



86126 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		158,260
TOTAL MARKET OB/XF VALUE		3,724
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		211,984
SOH/AGL Deduction		108,828
ASSESSED VALUE		103,156
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		53,156
TOTAL JUST VALUE		211,984
NCON VALUE		6,955
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E07366	CHNGE SRVC	0	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0238/0671	5/01/1977	QC	U	I		21,200

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FSP=[YR=1994] N12 W11 BAS=[YR=1994] N8 W22 S20 E22 N12$ S12 E11$ W33 S25 E2 S3 E7 N3 E2 FOP=[YR=1993] S4 E15 N4 W15$ E41 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	100	9	9	81.00	SF	6.50	6.50	100	1980	1980	3	35	184	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	60	1,200	
4	0940	SHEDS/PORT	0	100	12	30	360.00	SF	12.00	12.00	100	1970	1970	3	20	864	
5	0681	POLE SHED	0	100	10	30	300.00	SF	15.00	15.00	100	1992	1992	3	20	900	
6	0754	FOP	0	100	16	12	192.00	SF	15.00	15.00	100	1997	1997	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 3,724

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	76.00	146.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

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