

LOT 15
IN OR 2085/746
NASSAU ACRES SUB PB 3/48

MCLEOD SUSAN
86114 FLORIDA AVE
YULEE, FL 32097

2023

51-3N-27-4800-0015-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	15	CONC BLOCK 100								0100	01	979	100.0000	90.25	88,355	1960	1965	0	0	0	30.75	69.25																	
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 0% - 0										Heated Area: 975										HX Base Yr									
Roof Cover	03	COMP SHNGL 100								5 3 3 S5P 1993 15 24 25 39 3 3 5 S5P 1993																													
Interior Wall	04	PLYWOOD 100																																					
Interior Floo	14	CARPET 90																																					
Interior Floo	07	CORK/VTILE 10																																					
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	60,936																																			
STP	15	10	2	125																																			
STP	15	10	2	125																																			
TOTALS		1,005	979	61,186																																			
EXTRA FEATURES		86114 FLORIDA AVE, YULEE																																					
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	0810	CONCRETE A	0	0	20	10	200.00	SF	6.50	6.50	100	1960	1960	3	20	260																							
2	0510	GARAGE WD-	0	0	20	18	360.00	SF	35.00	35.00	100	2000	2000	3	29	3,654																							
3	0810	CONCRETE A	0	0	0	0	204.00	SF	6.50	6.50	100	2001	2001	3	82	1,087																							
LAND DESCRIPTION		TOTAL OB/XF 5,001																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	75.00	140.00	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																					