BLOCK A LOTS 1 & 2
IN OR 643/43
FELMORE PARK SUB PB 3/41

KING EUGENE STANLEY & BRENDA P
86179 WILLIAMS AVE
YULEE, FL 32097

**2023**

**51-3N-27-4860-000A-0010**

## BUILDING CHARACTERISTICS

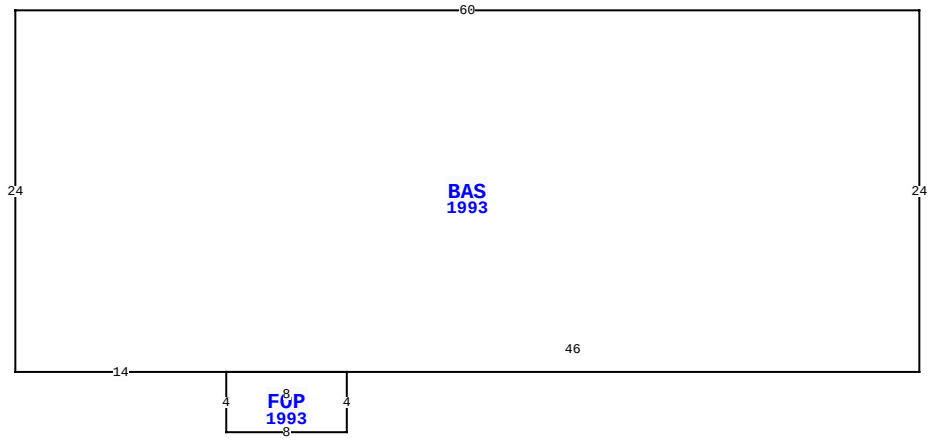
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 1,440 | 100 | 1,440 | 96,985 |
| FOP | 32 | 30 | 10 | 673 |
| TOTALS | 1,472 | | 1,450 | 97,658 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,450 | 108.1600 | 97.61 | 141,534 | 1960 | 1960 | 0 | 0 | 0 | 31.00 | 69.00 |

1 SINGLE FAM – 100% - 0 Heated Area: 1440 HX Base Yr




86179 WILLIAMS AVE, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 105,298 |
| TOTAL MARKET OB/XF VALUE | | 1,695 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 186,993 |
| SOH/AGL Deduction | | 112,967 |
| ASSESSED VALUE | | 74,026 |
| TOTAL EXEMPTION VALUE | HX HB VX | 54,026 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 186,993 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 152,216 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3302 | GARAGE | 7,320 | 11/16/1986 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0643/0043 | 12/02/1991 | WD | Q | I | | 46,000 |

GRANTOR: HOOKS JOHN & MYRNA
GRANTEE: KING EUGENE & BREND

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E14 FOP=[YR=1993] S4 E8 N4 W8$ E46 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 | 3 | 24 | 72.00 | SF | 6.50 | 6.50 | 100 | 1970 | 1970 | 3 | 22 | 103 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 24 | 18 | 432.00 | SF | 6.50 | 6.50 | 100 | 1986 | 1986 | 3 | 52 | 1,460 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 13 | 3 | 39.00 | SF | 6.50 | 6.50 | 100 | 1986 | 1986 | 3 | 52 | 132 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,695

| 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 | 0005 | RS-2 | 250.00 | 100.00 | 2.00 | LT | | 1.00 | 1.00 | 0.80 | 50,000.00 | 40,000.00 | 80,000 | | | | | | | |

REVIEW DATE 02/20/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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**2023**

**51-3N-27-4860-000A-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 0 100 |
| Frame | 01 | TYP WD 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | . 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

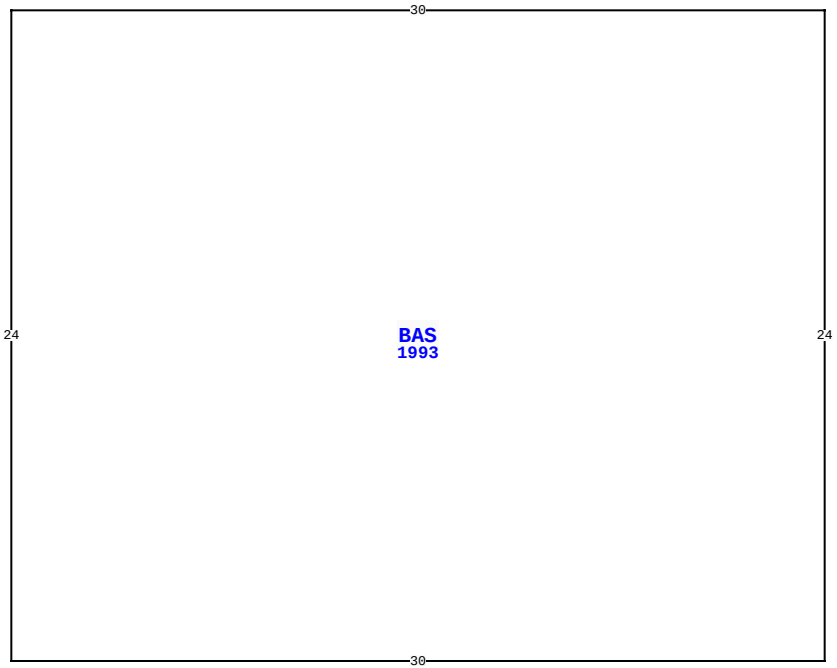
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 720 | 100 | 720 | 7,640 |
| TOTALS | 720 | | 720 | 7,640 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4803 | 06 | 720 | 57.2880 | 27.21 | 19,591 | 1986 | 1986 | 0 | 0 | 0 | 61.00 | 39.00 |

2 STOR WAREH – 100% - 0 Heated Area: 720 HX Base Yr

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| BLD DATE | | LGL DATE | |
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GRANTOR: HOOKS JOHN & MYRNA
GRANTEE: KING EUGENE & BREND

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W30 S24 E30 N24$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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