BLOCK B LOT 1
FELMORE PARK SUB PB 3/41

DUFFY HEATHER MARIE
96133 BOARDWALK LNDG
FERANANDINA BEACH, FL 32034

2023

51-3N-27-4860-000B-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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

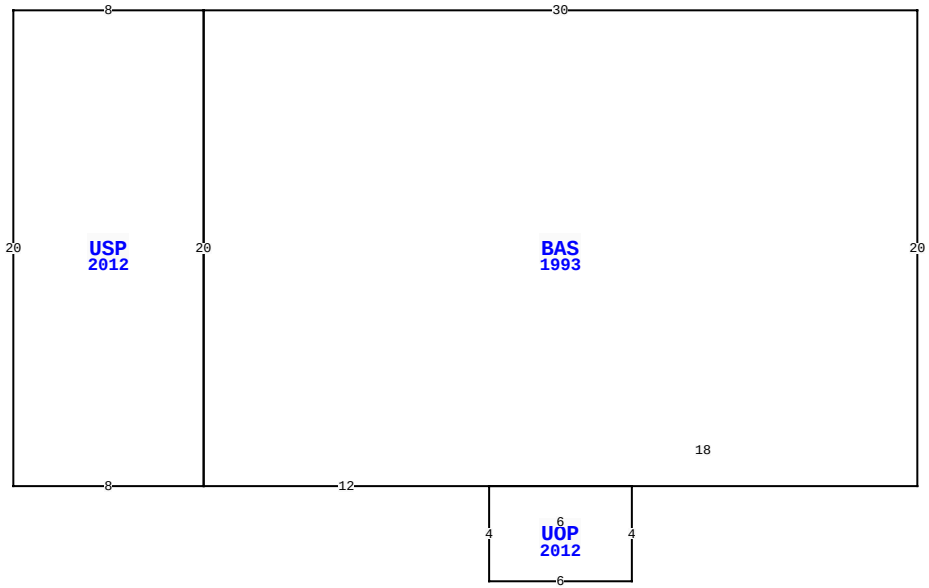
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	45,824
UOP	24	20	5	382
USP	160	30	48	3,666
TOTALS	784		653	49,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	653	107.8000	97.29	63,530	1960	1965	0	0	0	21.50	78.50

1 SINGLE FAM – 0% - 0 Heated Area: 600 HX Base Yr



86219 WILLIAMS AVE, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	49,871
TOTAL MARKET OB/XF VALUE	5,328
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	105,199
SOH/AGL Deduction	25,510
ASSESSED VALUE	79,689
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,689
TOTAL JUST VALUE	105,199
NCON VALUE	5,328
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/1801	12/22/2021	QC	U	I	11	100
GRANTOR: MORRIS LARRY R						
GRANTEE: DUFFY HEATHER MARIE						
1876/0216	8/08/2013	QC	U	I	11	100
GRANTOR: MORRIS CORA LEE & ERN						
GRANTEE: MORRIS LARRY R ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 USP=[YR=2012] W8 S20 E8 N20$ S20 E12
UOP=[YR=2012] S4 E6 N4 W6$E18 N20$.

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	0351	CARPORT MT	0	0	40	18	720.00	SF	10.00	10.00	100	2015	2015	3	74	5,328	

LAND DESCRIPTION

TOTAL OB/XF 5,328

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	0005	RS-2	100.00	125.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/30/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS