BLOCK B LOT 2
IN OR 520 PG 605
FELMORE PARK PB 3/41

DUNCAN WILLIAM R JR & CATHY E
86235 WILLIAMS AVE
YULEE, FL 32097

2023

51-3N-27-4860-000B-0020

BUILDING CHARACTERISTICS

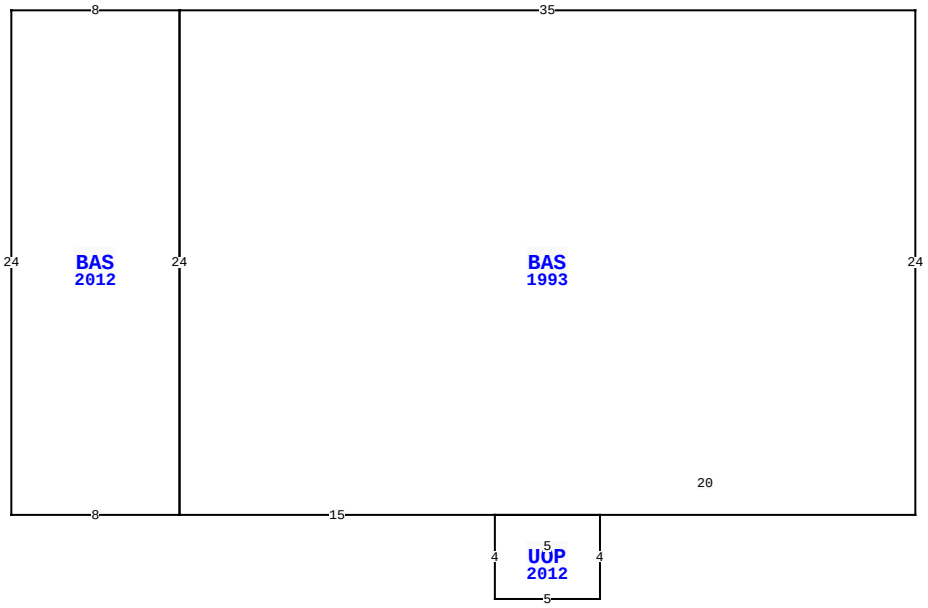
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	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	840	100	840	51,866
BAS	192	100	192	11,856
UOP	20	20	4	247
TOTALS	1,052		1,036	63,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,036	88.5600	79.93	82,807	1960	1960	0	0	0	22.75	77.25

1 SINGLE FAM – 100% - 0 Heated Area: 1032 HX Base Yr



86235 WILLIAMS AVE, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		63,968
TOTAL MARKET OB/XF VALUE		4,838
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		118,806
SOH/AGL Deduction		82,622
ASSESSED VALUE		36,184
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,184
TOTAL JUST VALUE		118,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0520/0605	6/18/1987	WD	U	I		24,000

GRANTOR: STREET JERRY III & T

GRANTEE: DUNCAN WM JR & CATH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 BAS=[YR=2012] W8 S24 E8 N24$ S24 E15
UOP=[YR=2012] S4 E5 N4 W5$ E20 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	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	100	1990	1990	3	20	600	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	8.50	8.50	100	1999	1999	3	20	680	
3	0811	CONCRETE B	0	100	0	0	866.00	SF	5.20	5.20	100	1999	1999	3	79	3,558	

LAND DESCRIPTION

TOTAL OB/XF 4,838

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	100.00	125.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/23/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS