BLOCK C LOTS 1 & 3
IN OR 1084/1949
1998 GENE DW/MH

MESSER LARRY G EST
86057 JOHN ST
YULEE, FL 32097

2023

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

BUILDING CHARACTERISTICS

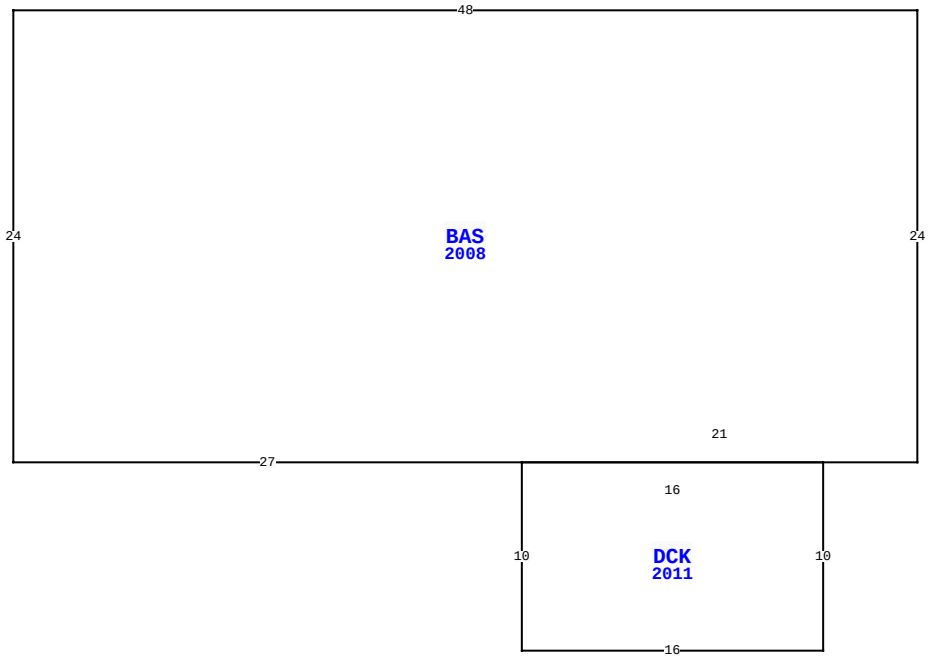
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	1,152	100	1,152	39,101
DCK	160	15	24	814
TOTALS	1,312		1,176	39,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,176	110.2000	77.14	90,717	1998	1998	0	0	0	56.00	44.00

3 M/H 94+ – 0% - 0 Heated Area: 1152 HX Base Yr



86081 JOHN ST, YULEE

BLD DATE	05/06/2009 KK	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	39,915
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	139,915
SOH/AGL Deduction	40,102
ASSESSED VALUE	99,813
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,813
TOTAL JUST VALUE	139,915
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24890	ADDITION	3,125	07/01/2011
B24234	DEMOLITION	500	12/01/2010
C5157	CO ISSUED	0	04/14/2009
MH5157	MH MOVE-ON	0	12/01/2008
E21514	ELEC OTHER	0	12/01/2008
P13611	OTHER	0	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1084/1949	10/03/2002	WD	Q	I		50,000
GRANTOR: COPPAGE ROY & ROY DAN						
GRANTEE: MESSER LARRY & CHAR						
1084/1946	10/03/2002	WD	U	I	07	100
GRANTOR: COPPAGE ROY & GLADYS						
GRANTEE: COPPAGE ROY & ROY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W48 S24 E27 DCK=[YR=2011] S10 E16 N10 W16$ E21 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
1	000100	C	SFR	0	0005	RS-2	200.00	140.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 01/25/2023 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS