BLOCK C LOT 5
IN OR 978/435 (2002 KING DW)
FELMORE PARK SUB PB 3/41

CROGHAN JENNIFER/MESSER GARY ET AL
86057 JOHN ST
YULEE, FL 32097-3248

2023

51-3N-27-4860-000C-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

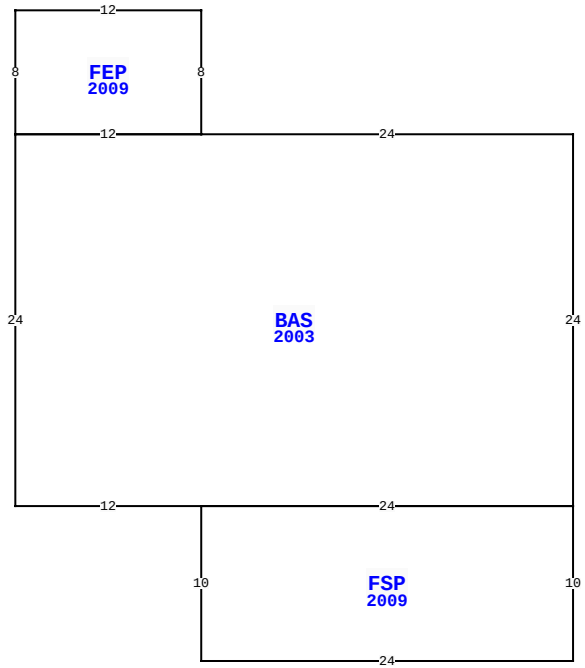
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	36,545
FEP	96	85	82	3,468
FSP	240	60	144	6,091
TOTALS	1,200		1,090	46,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,090	116.2000	81.34	88,661	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 2023 Heated Area: 946 HX Base Yr



86057 JOHN ST, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	46,104
TOTAL MARKET OB/XF VALUE	8,226
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	104,330
SOH/AGL Deduction	0
ASSESSED VALUE	104,330
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,330
TOTAL JUST VALUE	104,330
NCON VALUE	54,329
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23367	ADDITION	8,331	03/01/2010
MH013602	MH MOVE-ON	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/0961	3/15/2023	FJ	U	I	11	0
GRANTOR: MESSER LARRY GENE EST						
GRANTEE: CROGHAN JENNIFER ET						
0978/0435	3/29/2001	WD	U	I	06	11,000
GRANTOR: COONER BRENDA KAYE M						
GRANTEE: MESSER LARRY & CHAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W24 FEP=[YR=2009] N8 W12 S8 E12$ W12 S24 E12
FSP=[YR=2009] S10 E24 N10 W24$ E24 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
4	0510	GARAGE WD-	0	0	25	18	450.00	SF	35.00	35.00	100	2003	2003	3	36	5,670	
5	0940	SHEDS/PORT	0	0	20	12	240.00	SF	21.30	21.30	100	2010	2010	3	50	2,556	

LAND DESCRIPTION

TOTAL OB/XF 8,226

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	000102	C	SFR/MH	0	0005	RS-2	100.00	140.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/06/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS