BLOCK C LOT 11
IN OR 1495/1052
FELMORE PARK SUB PB 3/41

WELLMAN TONY E & JOY S
86011 JOHN STREET
YULEE, FL 32097

2023

51-3N-27-4860-000C-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

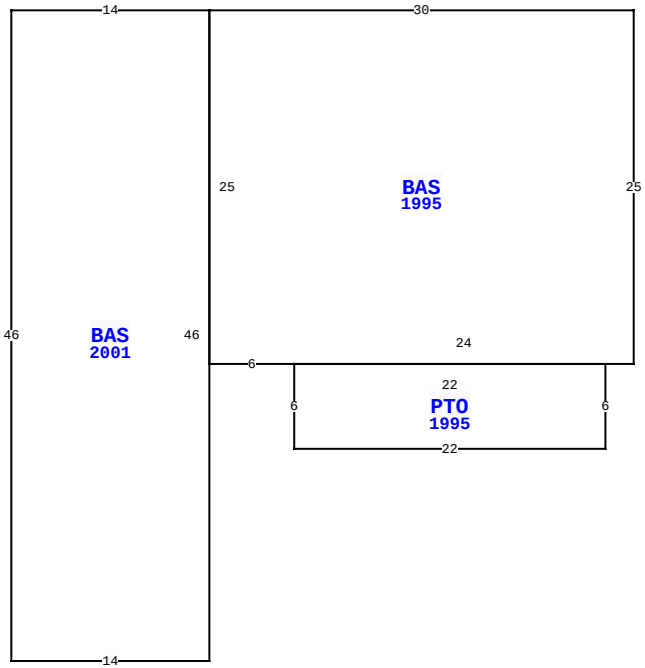
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	750	100	750	66,566
BAS	644	100	644	57,158
PTO	132	5	7	621
TOTALS	1,526		1,401	124,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,401	113.3600	102.31	143,336	1980	1995	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 2008 Heated Area: 1394 HX Base Yr 2008



86011 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		124,344
TOTAL MARKET OB/XF VALUE		1,814
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		176,158
SOH/AGL Deduction		75,554
ASSESSED VALUE		100,604
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		45,604
TOTAL JUST VALUE		176,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014889	H/AC	0	02/01/2001
B996501	NEW CONSTR	26,460	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/1052	4/30/2007	WD	Q	I		169,000
GRANTOR: YATES VICTOR F & MARY						
GRANTEE: WELLMAN TONY E & JO						
1405/1189	4/20/2006	WD	U	I	23	106,500
GRANTOR: DUNMAN CARLA SUE WILS						
GRANTEE: YATES VICTOR F & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W30 BAS=[YR=2001] W14 S46 E14 N46 $ S25 E6
PTO=[YR=1995] S6 E22 N6 W22 $ E24 N25 $.

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	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1981	1981	3	20	720	
2	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	2004	2004	3	24	691	
3	0351	CARPORT MT	0	100	20	18	360.00	SF	5.60	5.60	100	2001	2001	3	20	403	

LAND DESCRIPTION

TOTAL OB/XF 1,814

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	160.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/25/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS