LOT 4 & PT OF LOTS A & 8 (S-1)
IN OR 1648/318
ROBERTS HIGHLANDS PB 5/5

HAMEL CAROLYN
86009 FAITH AVE
YULEE, FL 32097

2023

51-3N-27-4880-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

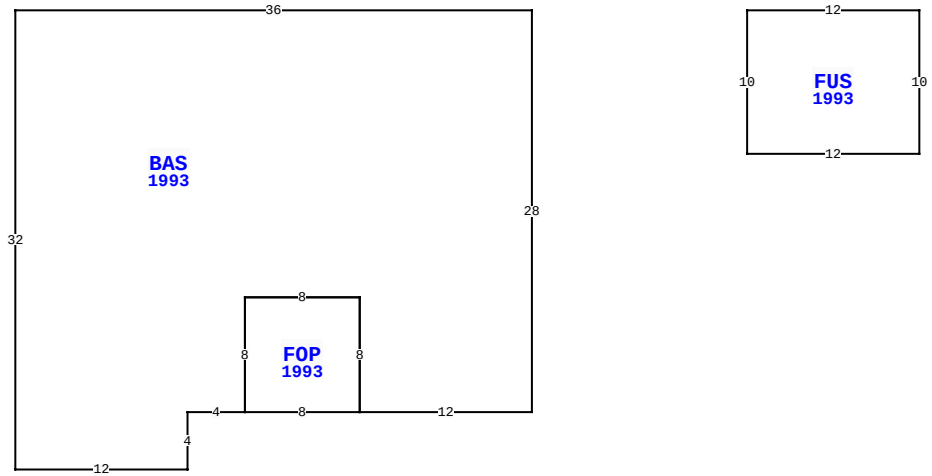
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	02	MIN PLYWD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	992	100	992	78,318
FOP	64	30	19	1,500
FUS	120	100	120	9,474
TOTALS	1,176		1,131	89,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,131	108.3320	97.77	110,578	1974	1974	0	0	0	19.25	80.75

1 SINGLE FAM – 100% - 2011 Heated Area: 1112 HX Base Yr 2011



86009 FAITH AVE, 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		115,035
TOTAL MARKET OB/XF VALUE		11,510
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		186,545
SOH/AGL Deduction		82,153
ASSESSED VALUE		104,392
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,392
TOTAL JUST VALUE		186,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25299	R/R	2,725	11/01/2011
B24268	XFOB	2,400	01/01/2011
6846	REMODEL	11,000	11/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1648/0318	11/02/2009	WD	Q	I	01	91,000
GRANTOR: MILLER LUTHER M						
GRANTEE: HAMEL CAROLYN						
0754/1508	3/22/1996	QC	U	I	10	12,400
GRANTOR: MILLER LYDIA S						
GRANTEE: MILLER LUTHER M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S32 E12 N4 E4 FOP=[YR=1993] E8 N8 W8 S8 $ N8 E8 S8 E12 N28 $ PTR= E15 FUS=[YR=1993] E12 S10 W12 N10 $ W15 $.

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
2	0850	PEBBLE WLK	0	100	0	0	398.00	SF	3.50	3.50	100	1980	1980	3	35	488	
7	0810	CONCRETE A	0	100	0	0	288.00	SF	6.50	6.50	100	2005	2005	3	87	1,629	
8	0876	SAUNA BATH	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	50	1,000	
9	0910	SCRN RM L	0	100	18	9	162.00	SF	15.00	15.00	100	2010	2010	3	50	1,215	
10	0810	CONCRETE A	0	100	36	4	144.00	SF	6.50	6.50	100	2011	2011	3	93	870	
11	0810	CONCRETE A	0	100	0	0	612.00	SF	6.50	6.50	100	1990	1990	3	62	2,466	
12	0940	SHEDS/PORT	0	100	10	17	170.00	SF	30.00	30.00	100	1995	1995	3	20	1,020	
13	0510	GARAGE WD-	0	100	28	12	336.00	SF	35.00	35.00	100	1995	1995	3	24	2,822	

LAND DESCRIPTION

TOTAL OB/XF 11,510

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	140.00	193.00	1.00	LT		1.00	1.00	1.20	50,000.00	60,000.00	60,000							

REVIEW DATE 07/13/2020 BY NWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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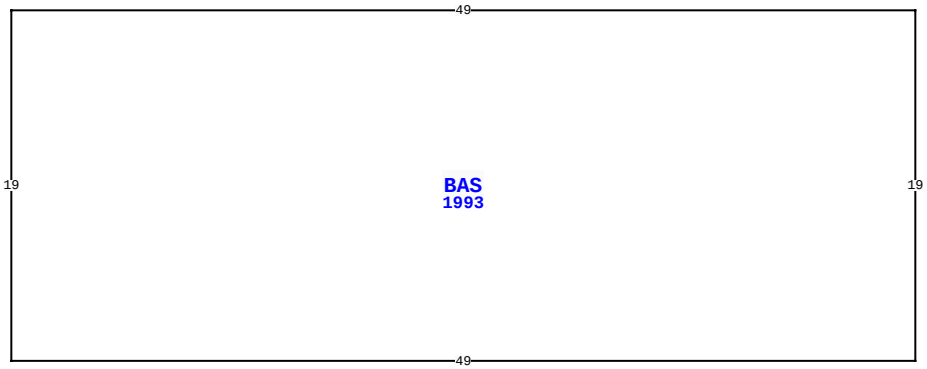
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Class	00	. 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	931	100	931	25,743
TOTALS	931		931	25,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	931	92.4000	43.89	40,862	1974	1995	0	0	0	37.00	63.00

2 STOR WAREH – 0% - 2011 Heated Area: 931 HX Base Yr 2011



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GRANTOR: MILLER LYDIA S						
GRANTEE: MILLER LUTHER M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S19 E49 N19$.

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

REVIEW DATE 07/13/2020 BY NWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS