N1/2 OF LOT 26
IN OR 2469/109
FLOOD SURVEY UNR

WILLIAMS JASPER W L/E/
86228 FELMORE RD
YULEE, FL 32097

2023

52-3N-27-4890-0026-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

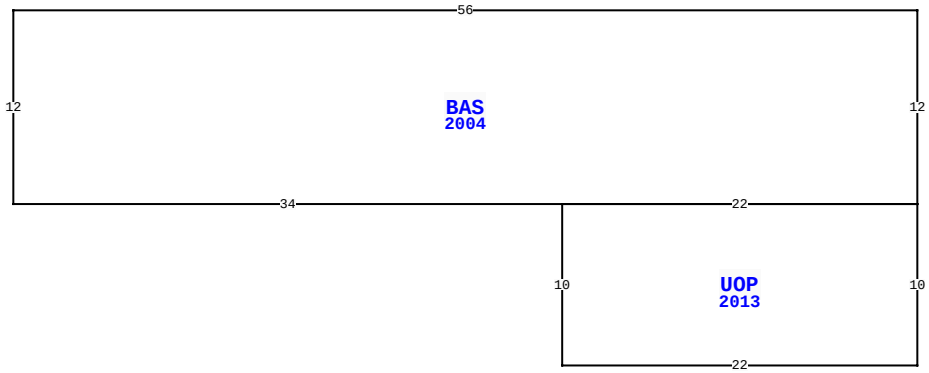
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	672	100	672	11,296
UOP	220	25	55	925
TOTALS	892		727	12,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	727	86.2000	56.03	40,734	1977	1977	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



86086 BLADON RD, 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	12,220
TOTAL MARKET OB/XF VALUE	1,470
TOTAL LAND VALUE - MARKET	57,200
TOTAL MARKET VALUE	70,890
SOH/AGL Deduction	17,155
ASSESSED VALUE	53,735
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,735
TOTAL JUST VALUE	70,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2469/0109	6/08/2021	LE	U	I	11	100
GRANTOR: WILLIAMS JASPER W						
GRANTEE: WILLIAMS JOHN W						
2469/0106	6/08/2021	SW	U	I	11	100
GRANTOR: DURAN DEBORAH C						
GRANTEE: WILLIAMS JASPER W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W56 S12 E34 UOP=[YR=2013] S10 E22 N10 W22$ E22 N12$.

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
5	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	1994	1994	3	20	160	
6	0681	POLE SHED	0	0	13	12	156.00	SF	15.00	15.00	100	2008	2008	3	56	1,310	

LAND DESCRIPTION

TOTAL OB/XF 1,470

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	0	0007	RMH	125.00	192.00	0.55	AC		1.00	1.00	1.30	80,000.00	104,000.00	57,200							

REVIEW DATE 11/19/2019 BY TWA Total Acres: 0.55 Total Land Value: 57,200 Market: 0 Agricultural: 0 Common: 57,200 PRINTED 08/02/2023 BY SYS