PT OF LOTS 42 & 43
IN OR 1390/317
W H FLOOD SURVEY UNR

HERBERT JOSHUA H & MINDY K
86170 WELDON AVE
YULEE, FL 32097

2023

52-3N-27-4890-0042-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
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	04	Quality Level 04

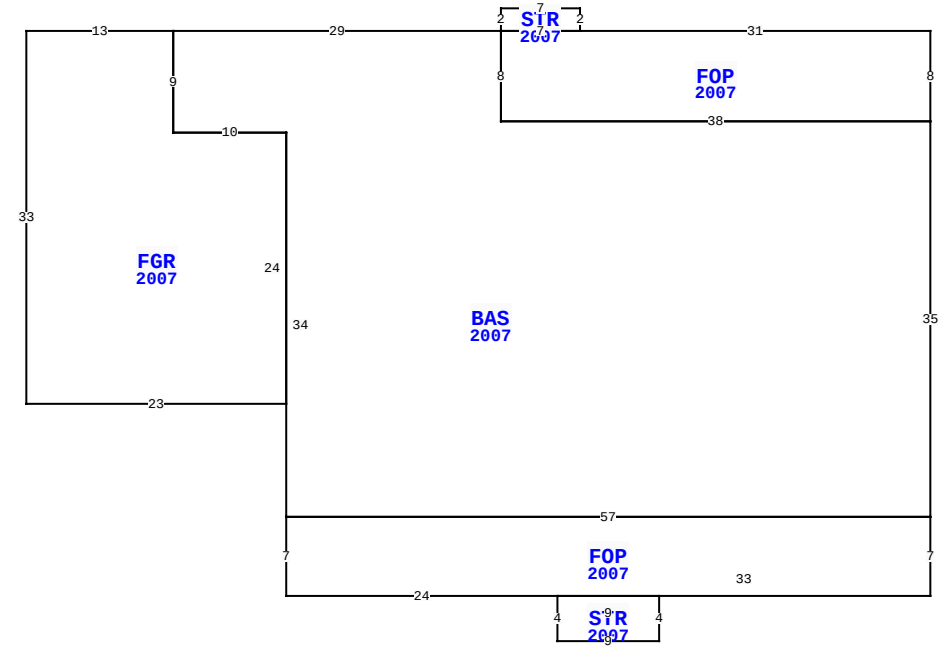
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,237	100	2,237	202,822
FGR	669	55	368	33,366
FOP	304	30	91	8,251
FOP	399	30	120	10,880
STR	14	10	1	91
STR	36	10	4	363
TOTALS	3,659		2,821	255,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,821	113.1984	102.16	288,193	2007	2007	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2007 Heated Area: 2237 HX Base Yr 2007



86170 WELDON 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		255,771
TOTAL MARKET OB/XF VALUE		30,310
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		366,081
SOH/AGL Deduction		161,289
ASSESSED VALUE		204,792
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		154,792
TOTAL JUST VALUE		366,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632297	CARPORT	14,463	05/01/2016
B23444	ADDITION	18,735	04/01/2010
M12803	MECH OTHER	0	03/01/2007
E18734	ELEC OTHER	0	02/01/2007
P12147	OTHER	0	02/01/2007
C19381	CO ISSUED	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1390/0317	2/17/2006	QC	U	I	01	100

GRANTOR: HERBERT MITCHELL M &
GRANTEE: HERBERT JOSHUA H &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W29 FGR=[YR=2007] W13 S33 E23 N24 W10 N9$ S9 E10 S34 FOP=[YR=2007] S7 E24 STR=[YR=2007] S4 E9 N4 W9$ E33 N7 W57$ E57 N35 FOP=[YR=2007] N8 W31 STR=[YR=2007] N2 W7 S2 E7$ W7 S8 E38$ W38 N8$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840	
5	0510	GARAGE WD-	0	100	26	20	520.00	SF	35.00	35.00	100	2010	2010	3	64	11,648	
6	0810	CONCRETE A	0	100	26	20	520.00	SF	6.50	6.50	100	2010	2010	3	92	3,110	
7	0810	CONCRETE A	0	100	28	28	784.00	SF	6.50	6.50	100	2007	2007	3	89	4,535	
8	1242	WD DECK A	0	100	0	0	192.00	SF	5.00	5.00	100	2015	2015	3	74	710	
9	0510	GARAGE WD-	0	100	16	18	288.00	SF	35.00	35.00	100	2016	2016	3	84	8,467	

LAND DESCRIPTION

TOTAL OB/XF 30,310

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	100	0007	RMH	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 03/24/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS