LOTS 47,48 & PT SEC 51-3N-27E
IN OR 2533/1168
FLOOD SURVEY UNR

FLOOD DAVID
612 RANKIN ST
ADDALUSIA, AL 36420

2023

52-3N-27-4890-0047-0000

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	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

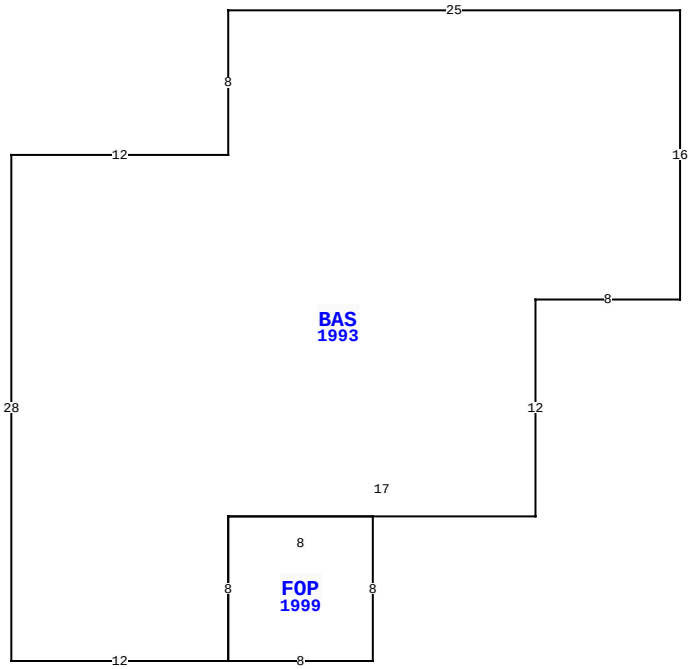
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	940	100	940	72,341
FOP	64	30	19	1,463
TOTALS	1,004		959	73,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	959	106.9200	96.50	92,544	1970	1970	0	0	0	20.25	79.75

1 SINGLE FAM – 0% - 2023 Heated Area: 940 HX Base Yr



86182 FELMOR 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	237,607
TOTAL MARKET OB/XF VALUE	4,357
TOTAL LAND VALUE - MARKET	148,000
TOTAL MARKET VALUE	389,964
SOH/AGL Deduction	0
ASSESSED VALUE	389,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	389,964
TOTAL JUST VALUE	389,964
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24351	REPAIR/RRF	4,000	02/01/2011
M015092	H/AC	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2533/1168	1/27/2022	FJ	U	I	11	100
GRANTOR: FLOOD JOSEPH A EST						
GRANTEE: FLOOD DAVID						
0361/0524	6/01/1982	WD	Q	I		25,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S8 W12 S28 E12 FOP=[YR=1999] E8 N8 W8 S8$ N8 E17 N12 E8 N16$.

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	0510	GARAGE WD-	0	0	32	19	608.00	SF	35.00	35.00	100	1990	1990	3	20	4,256	
3	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	2002	2002	3	21	101	

LAND DESCRIPTION

TOTAL OB/XF 4,357

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	000115	C	SFR ACRES	0		RMH	0.00	0.00	2.00	AC		1.00	1.00	0.80	80,000.00	64,000.00	128,000							
2	000115	C	SFR ACRES	0			0.00	0.00	0.25	AC		1.00	1.00	1.00	80,000.00	80,000.00	20,000							

REVIEW DATE 09/29/2017 BY SBX Total Acres: 2.25 Total Land Value: 148,000 Market: 0 Agricultural: 0 Common: 148,000 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

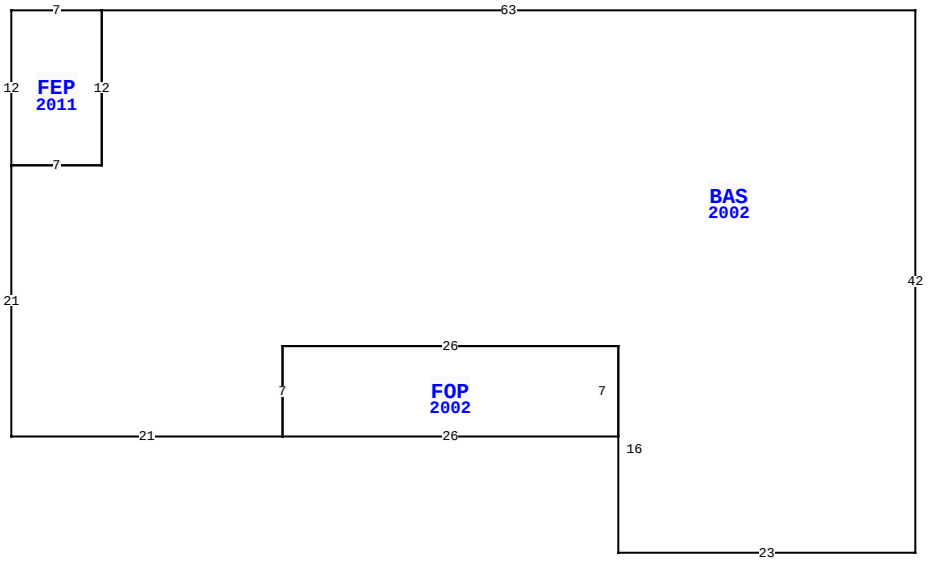
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,251	100	2,251	155,382
FEP	84	80	67	4,625
FOP	182	30	55	3,796
TOTALS	2,517		2,373	163,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,373	118.5800	107.02	253,958	1967	1971	0	0	0	35.50	64.50

2 SINGLE FAM – 0% - 2023 Heated Area: 2251 HX Base Yr



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GRANTEE: FLOOD DAVID						
0361/0524	6/01/1982	WD	Q	I		25,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W63 FEP=[YR=2011] W7 S12 E7 N12 $ S12 W7 S21 E21 FOP=[YR=2002] E26 N7 W26 S7 $ N7 E26 S16 E23 N42 $.

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 09/29/2017 BY SBX Total Acres: 2.25 Total Land Value: 148,000 Market: 0 Agricultural: 0 Common: 148,000 PRINTED 08/02/2023 BY SYS