S-2 OF LOT 91 R434280
IN OR 2573/969
NORTH YULEE PB 2/26

WARD JULIA & RYAN
86154 GRAHAM CT
YULEE, FL 32097

2024

50-3N-27-4720-0091-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

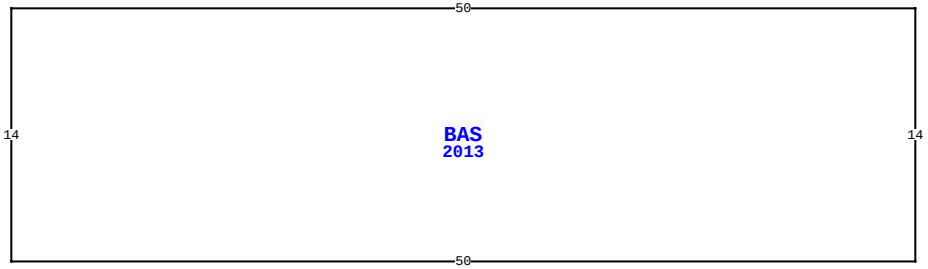
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100	700	16,317
TOTALS	700		700	16,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	700	111.0000	77.70	54,390	1988	1988	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2023 Heated Area: 700 HX Base Yr



86341 GOODBREAD 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	16,317
TOTAL MARKET OB/XF VALUE	4,761
TOTAL LAND VALUE - MARKET	67,144
TOTAL MARKET VALUE	88,222
SOH/AGL Deduction	0
ASSESSED VALUE	88,222
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,222
TOTAL JUST VALUE	88,222
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135487	CO ISSUED	0	08/14/2013
E1326418	NEW CONSTR	0	07/01/2013
MH135487	MH MOVE-ON	0	07/01/2013
M1318537	H/AC	0	07/01/2013
B1327378	DEMOLITION	200	06/01/2013
973595	CHNGE SRVC	0	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/0969	6/27/2022	QC	U	I	11	100
GRANTOR: JOHNS TAMMY RENE						
GRANTEE: WARD JULIA & RYAN						
1608/0172	3/02/2009	QC	U	I	11	100
GRANTOR: BASS MARY J SWAILS						
GRANTEE: JOHNS TAMMY RENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W50 S14 E50 N14$.

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	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1990	1990	3	20	160	
2	0681	POLE SHED	0	0	8	20	160.00	SF	15.00	15.00	100	1984	1984	3	20	480	
3	0510	GARAGE WD-	0	0	20	18	360.00	SF	35.00	35.00	100	1998	1998	3	26	3,276	
4	0351	CARPORT MT	0	0	24	16	384.00	SF	10.00	10.00	100	2004	2004	3	22	845	

LAND DESCRIPTION

TOTAL OB/XF 4,761

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	0		OR	150.00	224.00	0.77	AC		1.00	1.00	1.09	80,000.00	87,200.00	67,144							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.77 Total Land Value: 67,144 Market: 0 Agricultural: 0 Common: 67,144 PRINTED 08/06/2024 BY SYS