LOT 3
IN OR 2083/1561
YULEE PARK PB 5/31

WILLIAMS ALLAN K & MARANDA L
86537 GOODBREAD RD
YULEE, FL 32097

2024

50-3N-27-4780-0003-0000

BUILDING CHARACTERISTICS

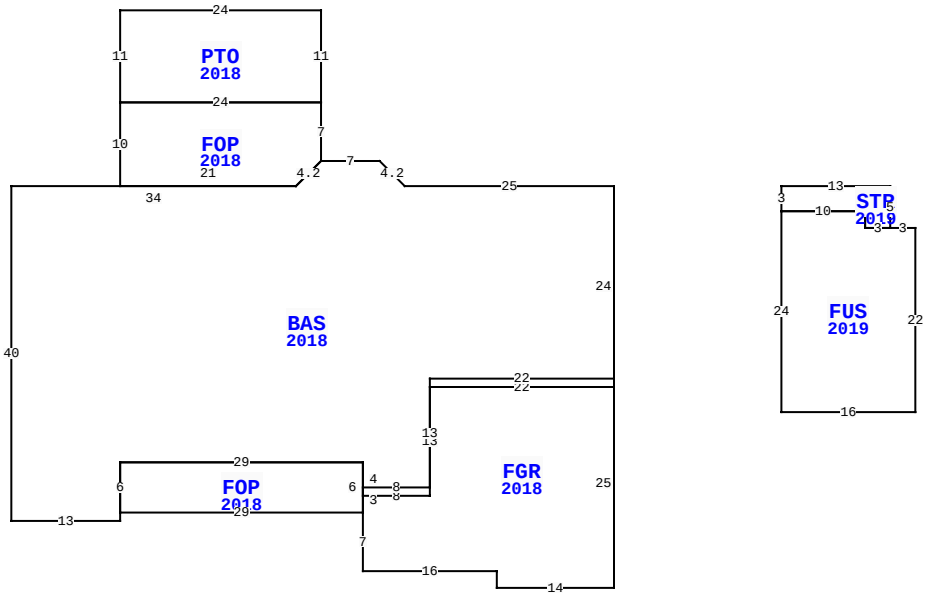
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,331	100	2,331	276,364
FGR	614	55	338	40,073
FOP	174	30	52	6,165
FOP	236	30	71	8,418
FUS	372	100	372	44,105
PTO	264	5	13	1,542
STR	45	10	4	474
TOTALS	4,036		3,181	377,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,181	96.7840	120.98	384,837	2018	2018	0	0	0	2.00	98.00

2 SNGL FAM – 100% - 2020 Heated Area: 2703 HX Base Yr 2020



86537 GOODBREAD RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		377,140
TOTAL MARKET OB/XF VALUE		2,711
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		459,851
SOH/AGL Deduction		141,052
ASSESSED VALUE		318,799
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		268,799
TOTAL JUST VALUE		459,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008468	CO ISSUED	0	08/20/2018
17009762	NEW CONSTR	354,376	11/02/2017
951147	MH MOVE-ON	0	02/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2083/1561	11/16/2016	QC	U	I	11	100
GRANTOR: WILLIAMS JOHN L & WIL						
GRANTEE: WILLIAMS ALLAN K &						
0549/1298	8/11/1988	WD	U	V		13,000
GRANTOR: MORRIS E J						
GRANTEE: WILLIAMS JOHN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 U3 L3 W7 FOP=[YR=2018] N7 PTO=[YR=2018] N11 W24 S11 E24$ W24 S10 E21 U3 R3 $ L3 D3 W34 S40 E13 N1 FOP=[YR=2018] E29 FGR=[YR=2018] S7 E16 S2 E14 N25 W22 S13 W8 S3$ N6 W29 S6$ N6 E29 S4 E8 N13 E22 N24$ PTR=E20 STR=[YR=2019] E13 S5 FUS=[YR=2019] E3 S22 W16 N24 E10 S2 E3$ W3 N2 W10 N3$ W20$.

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	0810	CONCRETE A	0	100	0	0	430.00	SF	6.50	6.50	100	2018	2018	3	97	2,711	

LAND DESCRIPTION

TOTAL OB/XF 2,711

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	100		OR	122.00	364.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 03/29/2019 BY TW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS