LOT 5
IN OR 1654/121
YULEE PARK PB 5/31

EDWARDS DAVID LVG TRUST/EDWARDS DAVID TRUSTEE
1267 GERBING RD
FERNANDINA BEACH, FL 32034

2024

50-3N-27-4780-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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
Quality	03	Quality Level 03

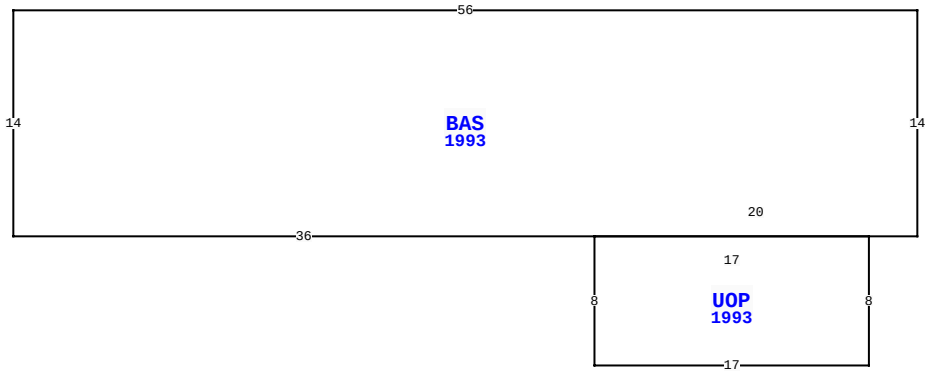
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	15,904
UOP	136	25	34	690
TOTALS	920		818	16,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	818	96.6000	67.62	55,313	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr



86491 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	16,594
TOTAL MARKET OB/XF VALUE	288
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	96,882
SOH/AGL Deduction	42,926
ASSESSED VALUE	53,956
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,956
TOTAL JUST VALUE	96,882
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1654/0121	12/15/2009	WD	U	I	12	17,500
GRANTOR: FIRST COAST COMMUNITY						
GRANTEE: EDWARDS DAVID TRUST						
1643/1083	10/12/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FIRST COAST COMMUNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E36 UOP=[YR=1993] S8 E17 N8 W17 $ E20 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	8	64.00	SF	10.00	10.00	100	2010	2010	3	45	288	

LAND DESCRIPTION

TOTAL OB/XF 288

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	0005	OR	128.00	346.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

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