IN OR 973/412
031008A & 0310008B

WARD RANDALL
86421 FELMOR ROAD
YULEE, FL 32097

2024

51-3N-27-0000-0049-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 80
Interior Floo	14	CARPET 20
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
Quality	03	Quality Level 03

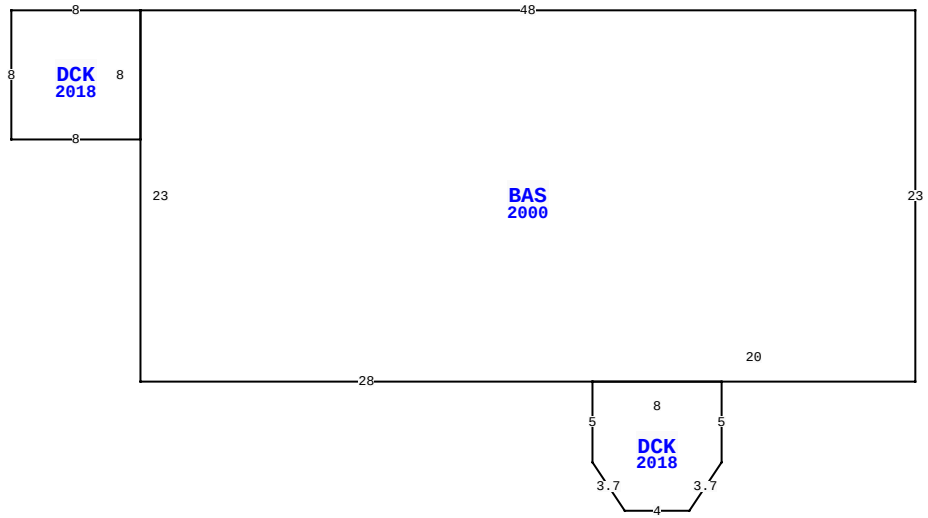
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	18,176
DCK	58	15	9	148
DCK	64	15	10	165
TOTALS	1,226		1,123	18,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,123	117.6000	82.32	92,445	1992	1992	0	0	15	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 1104 HX Base Yr



86421 FELMOR RD, YULEE

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

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	24	24	576.00	SF	17.50	17.50	100	1977	1977	3	20	2,016	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	18,489
TOTAL MARKET OB/XF VALUE	2,016
TOTAL LAND VALUE - MARKET	81,600
TOTAL MARKET VALUE	102,105
SOH/AGL Deduction	42,064
ASSESSED VALUE	60,041
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,041
TOTAL JUST VALUE	102,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,784

OWNER IS USING MH AS HAY STORAGE FOR HORSES

1992 DEST 031008A & 031008B

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0973/0412	3/02/2001	WD	U	I	07	100
GRANTOR: DESALVO PROPERTIES UN						
GRANTEE: WARD RANDALL						
0966/1325	1/16/2001	WD	U	I	05	67,000
GRANTOR: DESALVO PROPERTIES UN						
GRANTEE: WARD RANDALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W48 DCK=[YR=2018] W8 S8 E8 N8$ S23 E28
DCK=[YR=2018] S5 D3 R2 E4 U3 R2 N5 W8$ E20 N23$.

LAND DESCRIPTION

TOTAL OB/XF 2,016

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		RSF-2	0.00	0.00	1.02	AC		1.00	1.00	1.00	80,000.00	80,000.00	81,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.02 Total Land Value: 81,600 Market: 0 Agricultural: 0 Common: 81,600 PRINTED 08/06/2024 BY SYS