L/E IN OR 788/186
EX 56-1 56-2 56-3 56-4 & 56-5
R672632

WILLIAMS WILDA MORRIS
86088 FELMOR RD
YULEE, FL 32097

2024

51-3N-27-0000-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

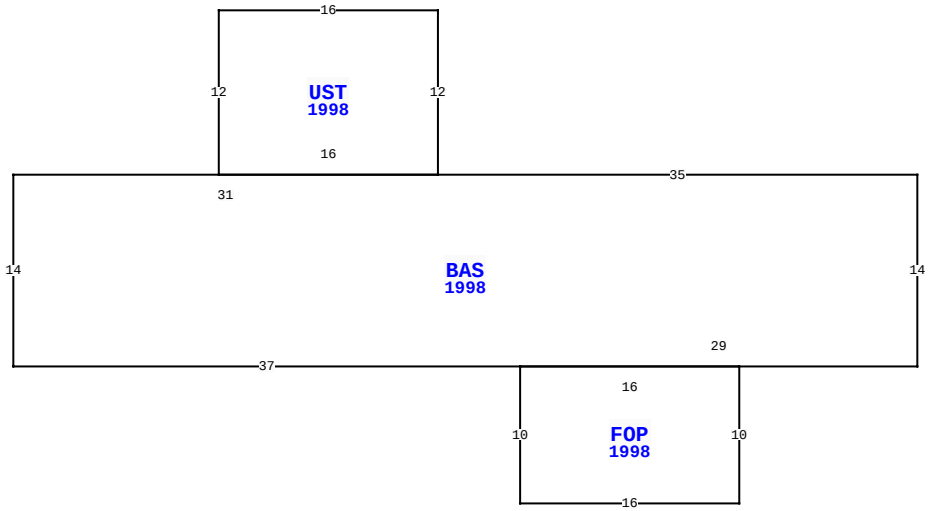
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	23,712
FOP	160	30	48	1,232
UST	192	55	106	2,720
TOTALS	1,276		1,078	27,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,078	122.2000	85.54	92,212	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



86088 FELMOR RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	27,664
TOTAL MARKET OB/XF VALUE	4,640
TOTAL LAND VALUE - MARKET	163,350
TOTAL MARKET VALUE	195,654
SOH/AGL Deduction	132,073
ASSESSED VALUE	63,581
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,581
TOTAL JUST VALUE	195,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963539	XFOB	9,520	12/01/1996
6307	NEW CONSTR	32,250	02/22/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0788/0186	3/24/1997	WD	U	I	18	100

GRANTOR: MORRIS EMERAL L/E

GRANTEE: WILLIAMS WILDA M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W35 UST=[YR=1998] N12 W16 S12 E16$ W31 S14 E37
FOP=[YR=1998] S10 E16 N10 W16$ E29 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	0510	GARAGE WD-	0	0	20	28	560.00	SF	35.00	35.00	100	1990	1990	3	20	3,920	
2	0681	POLE SHED	0	0	20	12	240.00	SF	15.00	15.00	100	1990	1990	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 4,640

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	000200	C	MBL HM SUB	0		CG	0.00	0.00	43,560.00	SF		1.00	1.00	0.50	7.50	3.75	163,350							

REVIEW DATE 12/13/2022 BY NWA Total Acres: 0.00 Total Land Value: 163,350 Market: 0 Agricultural: 0 Common: 163,350 PRINTED 08/06/2024 BY SYS