LOT 4
NASSAU ACRES SUB PB 3/48

86103 FLORIDA AVENUE
97427 BLACKBEARDS WAY
YULEE, FL 32097

2024

51-3N-27-4800-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

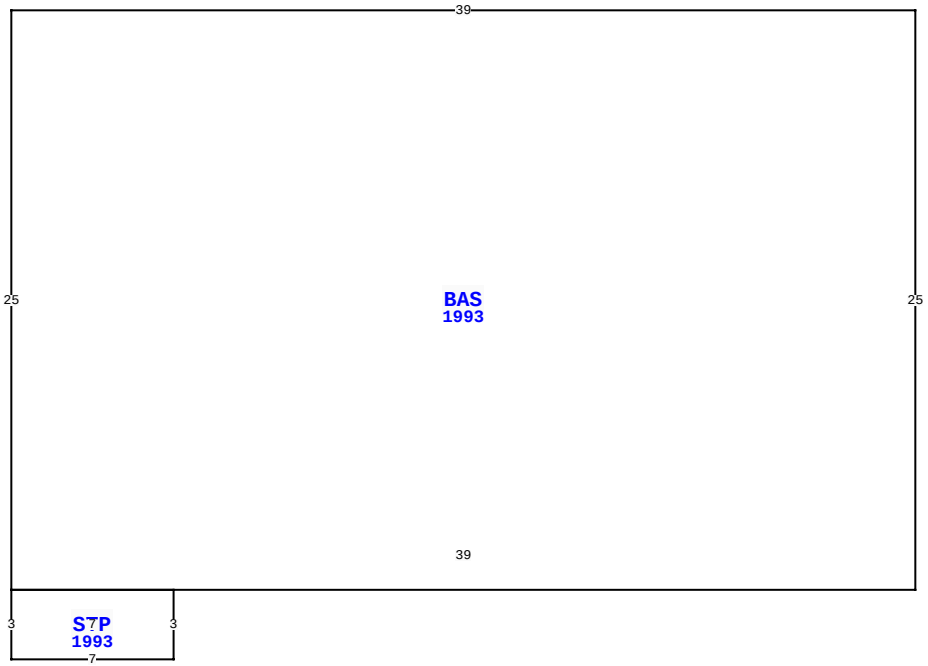
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100	975	76,027
STP	21	10	2	156
TOTALS	996		977	76,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	977	108.0000	102.60	100,240	1963	1975	0	0	0	24.00	76.00

1 SINGLE FAM – 0% - 0 Heated Area: 975 HX Base Yr



86103 FLORIDA AVE, 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	76,182
TOTAL MARKET OB/XF VALUE	423
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	126,605
SOH/AGL Deduction	34,604
ASSESSED VALUE	92,001
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,001
TOTAL JUST VALUE	126,605
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2271/0513	4/26/2019	QC	U	I	11	100
GRANTOR: BRADDOCK'S INC						
GRANTEE: 86103 FLORIDA AVENU						
2031/1940	3/04/2016	WD	Q	I	01	70,000
GRANTOR: MILLWOOD MERRY Y						
GRANTEE: BRADDOCK'S INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 S25 STP=[YR=1993] S3 E7 N3 W7$ E39 N25$.

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	0	10	20	200.00	SF	6.50	6.50	100	1980	1980	3	32.5	423	

LAND DESCRIPTION

TOTAL OB/XF 423

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	000100	C	SFR	0		RSF-2	80.00	150.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/15/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS