LOT 5
IN OR 724 PG 1311
NASSAU ACRES SUB PB 3/48

LEWIS GERALD WYATT
86087 FLORIDA AVENUE
YULEE, FL 32097

2024

51-3N-27-4800-0005-0000

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

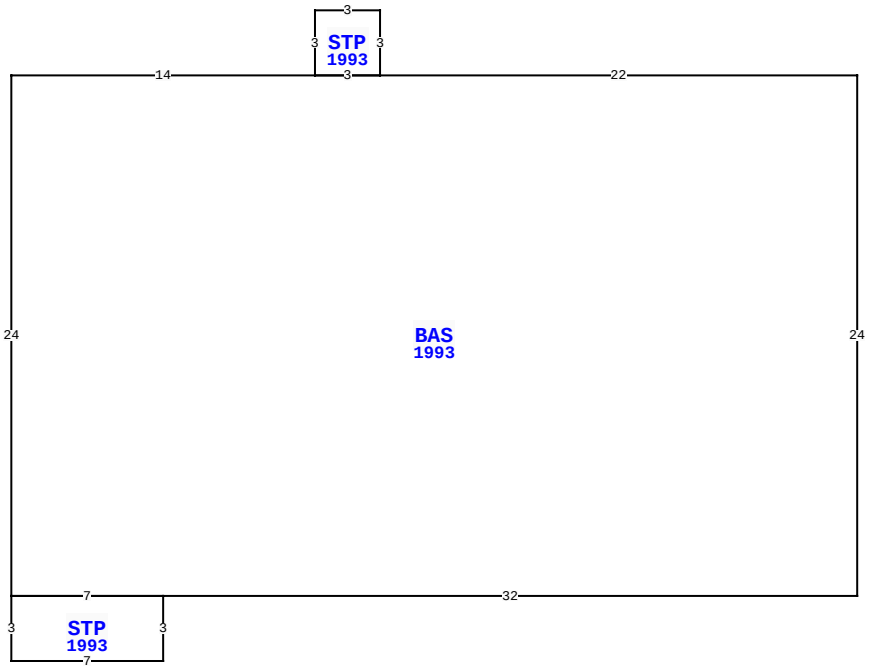
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	72,986
STP	9	10	1	78
STP	21	10	2	156
TOTALS	966		939	73,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	939	108.0000	102.60	96,341	1961	1975	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 1996 Heated Area: 936 HX Base Yr 1996



86087 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		73,219
TOTAL MARKET OB/XF VALUE		3,938
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		127,157
SOH/AGL Deduction		85,680
ASSESSED VALUE		41,477
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,477
TOTAL JUST VALUE		127,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,343

MISC STRG = NV: KW 4/2024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8575	CHNGE SRVC	0	12/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0724/1311	2/28/1995	QC	U	I	01	100
GRANTOR: WELLS MARGUERITE E						
GRANTEE: LEWIS GERALD WYATT						
0714/0424	9/16/1994	QC	U	I	06	15,000
GRANTOR: LEWIS GERALD & MELISS						
GRANTEE: WELLS MARGUERITE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W22 W3 W14 S24 E7 E32 N24 $
STP=[YR=1993;ORIG=-39,24] S3 E7 N3 W7 $
STP=[YR=1993;ORIG=-22,0] N3 W3 S3 E3 $
.

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	10	20	200.00	SF	6.50	6.50	100	1975	1975	3	26	338	
2	0940	SHEDS/PORT	0	100	20	30	600.00	SF	30.00	30.00	100	1995	1995	3	20	3,600	

LAND DESCRIPTION

TOTAL OB/XF 3,938

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	100		RSF-2	80.00	143.00	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