LOT 7
IN OR 1908/12
NASSAU ACRES SUB PB 3/48

SHELTON CARLTON JAMES
86059 FLORIDA AV
YULEE, FL 32097

2024

51-3N-27-4800-0007-0000

BUILDING CHARACTERISTICS

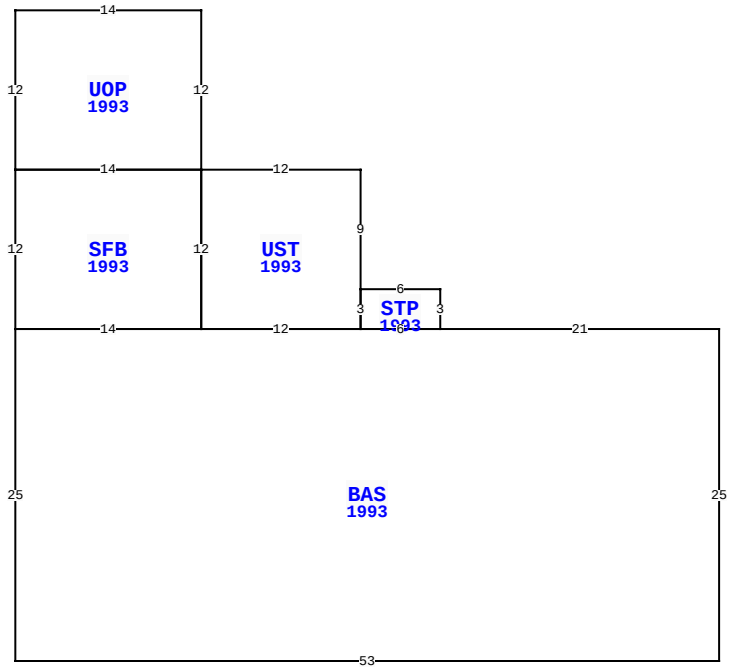
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,325	100	1,325	96,411
SFB	168	80	134	9,750
STP	18	10	2	145
UOP	168	20	34	2,474
UST	144	45	65	4,729
TOTALS	1,823		1,560	113,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,560	100.7760	95.74	149,354	1958	1975	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1459 HX Base Yr 2015



86059 FLORIDA AVE, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		113,509
TOTAL MARKET OB/XF VALUE		2,815
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		166,324
SOH/AGL Deduction		111,609
ASSESSED VALUE		54,715
TOTAL EXEMPTION VALUE	HX HB	29,715
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		166,324
NCON VALUE		2,624
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 2740	NEW CONSTR	0	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1908/0012	3/20/2014	QC	U	I	11	15,000
GRANTOR: SHELTON TAMMY						
GRANTEE: SHELTON TAMMY & CAR						
1048/0362	4/05/2002	QC	U	I	06	19,000
GRANTOR: GOEHRING DIRK EDWARD						
GRANTEE: SHELTON TAMMY THERE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W21 W6 W12 W14 S25 E53 N25 $
UOP=[YR=1993;ORIG=-39,-12] N12 W14 S12 E14 $
SFB=[YR=1993;ORIG=-53,-12] S12 E14 N12 W14 $
UST=[YR=1993;ORIG=-27,-3] N9 W12 S12 E12 N3 $
STP=[YR=1993;ORIG=-21,0] N3 W6 S3 E6 $
.

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	7	20	140.00	SF	6.50	6.50	100	1970	1970	3	21	191	
2	0351	CARPORT MT	0	100	16	20	320.00	SF	10.00	10.00	100	2024	2018		82	2,624	

LAND DESCRIPTION

TOTAL OB/XF 2,815

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	128.00	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