LOT 8
IN OR 1710/1995
NASSAU ACRES SUB PB 3/48

BAILOR CHRISTY D FERENCHIK
86047 FLORIDA AVE
YULEE, FL 32097

2024

51-3N-27-4800-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

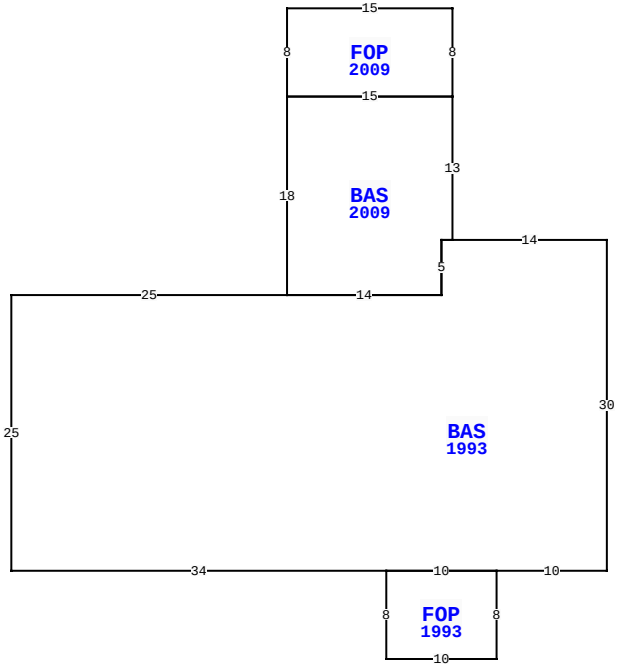
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	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	1,425	100	1,425	112,220
BAS	265	100	265	20,869
FOP	80	30	24	1,890
FOP	120	30	36	2,835
TOTALS	1,890		1,750	137,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,750	105.6000	100.32	175,560	1960	1980	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 2011 Heated Area: 1690 HX Base Yr 2011



86047 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		137,815
TOTAL MARKET OB/XF VALUE		4,068
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		191,883
SOH/AGL Deduction		90,148
ASSESSED VALUE		101,735
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		51,735
TOTAL JUST VALUE		191,883
NCON VALUE		3,480
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,841

BLDG:1:1: EYB DUE TO REMODEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24216	ADDITION	3,711	12/01/2010
B22495	REMODEL	22,000	05/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1710/1995	11/18/2010	WD	Q	I	03	90,000
GRANTOR: MURRAY RUSSELL S						
GRANTEE: FERENCHIK CHRISTY D						
1615/0800	4/07/2009	WD	U	I	38	60,000
GRANTOR: SPRINGER JOHN C ETAL						
GRANTEE: MURRAY RUSSELL S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W14 W1 S5 W14 W25 S25 E34 E10 E10 N30 $
BAS=[YR=2009;ORIG=-14,0] N13 W15 S18 E14 N5 E1 $
FOP=[YR=2009;ORIG=-14,-13] N8 W15 S8 E15 $
FOP=[YR=1993;ORIG=-20,30] S8 E10 N8 W10 $
.

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	38	4	152.00	SF	6.50	6.50	100	1990	1990	3	59.5	588	
2	0680	POLE SHED	0	100	20	20	400.00	SF	10.00	10.00	100	2024	2018		87	3,480	

LAND DESCRIPTION

TOTAL OB/XF 4,068

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	90.00	120.00	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