LOT 9
IN OR 825 PG 1079
NASSAU ACRES SUB PB 3/48

ROWELL RUSSELL L JR & SHEILA M
86023 FLORIDA AVENUE
YULEE, FL 32097

2024

51-3N-27-4800-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

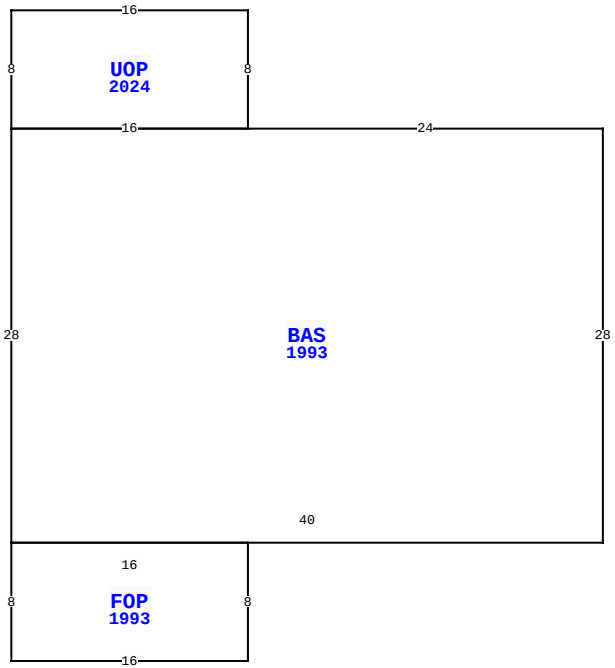
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,120	100	1,120	109,921
FOP	128	30	38	3,729
UOP	128	20	26	2,552
TOTALS	1,376		1,184	116,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,184	119.7800	113.79	134,727	1990	1995	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 1999 Heated Area: 1120 HX Base Yr 1999



86023 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		116,202
TOTAL MARKET OB/XF VALUE		619
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		166,821
SOH/AGL Deduction		92,361
ASSESSED VALUE		74,460
TOTAL EXEMPTION VALUE	HX HB	49,460
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		166,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,601

MISC STRG = NV: KW 4/2024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3321	H/AC	3,400	03/05/1990
6142	NEW CONSTR	36,616	11/29/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0825/1079	3/09/1998	WD	Q	I		63,000

GRANTOR: FACHKO RAYMOND D & P
GRANTEE: ROWELL RUSSELL & SH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W24 W16 S28 E40 N28 $
FOP=[YR=1993;ORIG=-40,28] S8 E16 N8 W16 $
UOP=[YR=2024;ORIG=-40,0] E16 N8 W16 S8 $
.

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	16	10	160.00	SF	6.50	6.50	100	1990	1990	3	59.5	619	

LAND DESCRIPTION

TOTAL OB/XF 619

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	92.00	112.00	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