LOT 15
IN OR 2085/746
NASSAU ACRES SUB PB 3/48

MCLEOD SUSAN
86114 FLORIDA AVE
YULEE, FL 32097

2024

51-3N-27-4800-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

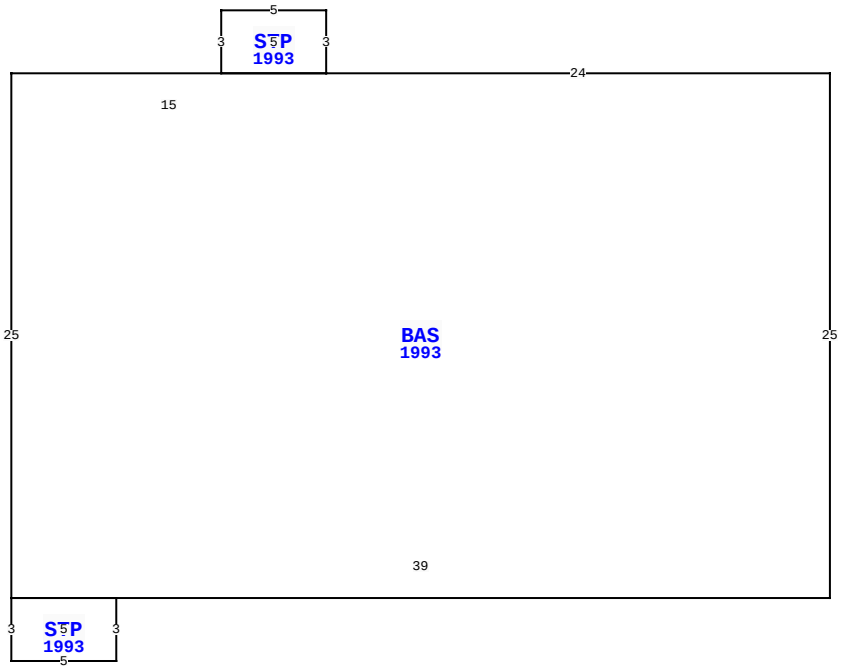
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	72,275
STP	15	10	2	148
STP	15	10	2	148
TOTALS	1,005		979	72,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	979	108.0000	102.60	100,445	1960	1970	0	0	0	27.75	72.25

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



86114 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	72,572
TOTAL MARKET OB/XF VALUE	4,849
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	127,421
SOH/AGL Deduction	32,762
ASSESSED VALUE	94,659
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,659
TOTAL JUST VALUE	127,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0006975	GARAGE	9,350	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2085/0746	10/27/2016	SW	U	I	12	63,000
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: MCLEOD SUSAN						
2057/1737	7/12/2016	CT	U	I	18	29,000
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 STP=[YR=1993] N3 W5 S3 E5$ W15 S25
STP=[YR=1993] S3 E5 N3 W5$ 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	20	10	200.00	SF	6.50	6.50	100	1960	1960	3	20	260	
2	0510	GARAGE WD-	0	0	20	18	360.00	SF	35.00	35.00	100	2000	2000	3	28	3,528	
3	0810	CONCRETE A	0	0	0	0	204.00	SF	6.50	6.50	100	2001	2001	3	80	1,061	

LAND DESCRIPTION

TOTAL OB/XF 4,849

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	75.00	140.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/12/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS