LOT 19
NASSAU ACRES SUB PB 3/48

SHELTON CARLTON JAMES
86059 FLORIDA AVENUE
YULEE, FL 32097

2024

51-3N-27-4800-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

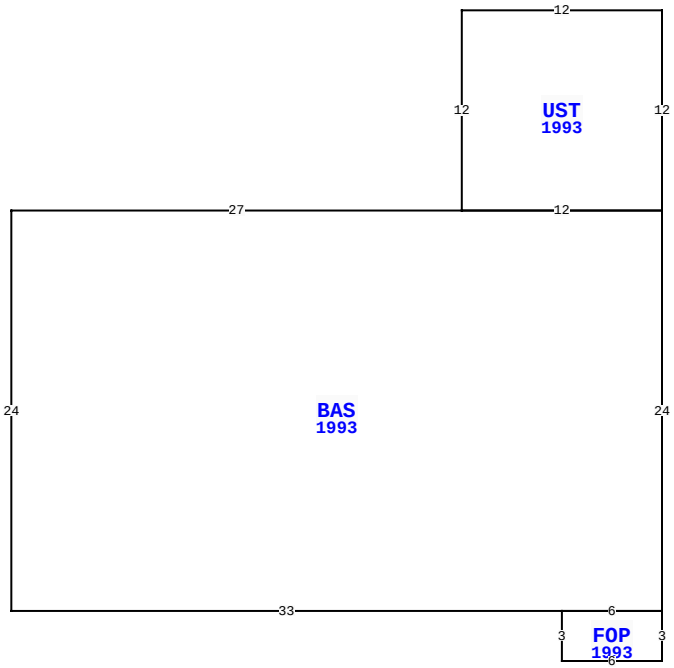
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	78,771
FOP	18	30	5	421
UST	144	45	65	5,471
TOTALS	1,098		1,006	84,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,006	120.5280	114.50	115,187	1960	1970	0	0	0	26.50	73.50

1 SINGLE FAM – 0% - 0 Heated Area: 936 HX Base Yr



86050 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	84,662
TOTAL MARKET OB/XF VALUE	1,939
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	136,601
SOH/AGL Deduction	25,280
ASSESSED VALUE	111,321
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,321
TOTAL JUST VALUE	136,601
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,481

XFOB:5:1: POLE SHED + WD STRG ATTACHED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/343	1/03/2024	WD	U	I	37	105,000
GRANTOR: CREWS JAMES L						
GRANTEE: SHELTON CARLTON JAM						
0724/0328	2/21/1995	QC	U	I	06	22,300
GRANTOR: CREWS CHARLENE A MAY						
GRANTEE: CREWS JAMES L						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 S12 BAS=[YR=1993] W27 S24 E33 FOP=[YR=1993] S3 E6 N3 W6$ E6 N24 W12$ E12 N12$.

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	1985	1985	3	47	611	
2	1242	WD DECK A	0	0	16	16	256.00	SF	10.00	10.00	100	1990	1990	3	20	512	
3	0350	CARPORT WD	0	0	21	10	210.00	SF	13.00	13.00	100	1997	1997	3	20	546	
4	0350	CARPORT WD	0	0	13	8	104.00	SF	13.00	13.00	100	1997	1997	3	20	270	

LAND DESCRIPTION

TOTAL OB/XF 1,939

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	90.00	113.00	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