BLOCK B LOT 12
FELMORE PARK SUB PB 3/41

LANHAM JULIE/LANGENECKERT BRYAN
86012 JOHN ST
YULEE, FL 32097

2024

51-3N-27-4860-000B-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	01	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	02	Quality Level 02

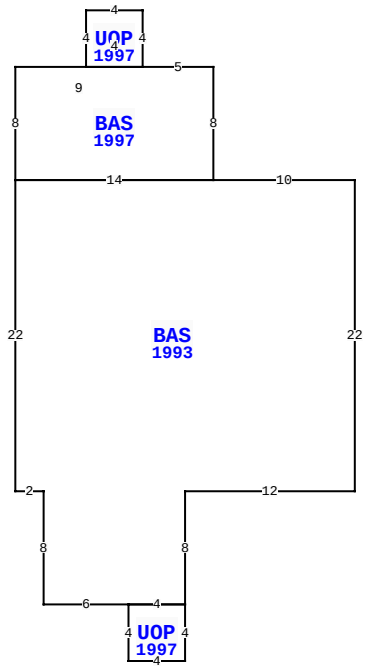
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	608	100	608	16,298
BAS	112	100	112	3,002
UOP	16	20	3	80
UOP	16	20	3	80
TOTALS	752		726	19,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	726	104.5000	99.28	72,077	1960	1960	0	0	50	23.00	27.00

1 SINGLE FAM – 0% - 2023 Heated Area: 720 HX Base Yr



86012 JOHN ST, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	19,461
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	69,461
SOH/AGL Deduction	0
ASSESSED VALUE	69,461
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,461
TOTAL JUST VALUE	69,461
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M994157	REPAIR/RRF	1,950	01/01/2000
B006772	H/AC	805	01/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2558/1749	4/27/2022	WD	Q	I	01	75,000
GRANTOR: HELLER JAMES T L/E						
GRANTEE: LANHAM JULIER & BRY						
2515/0565	11/12/2021	WD	U	I	11	100
GRANTOR: HELLER JAMES T						
GRANTEE: HELLER MICHAEL STEP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 BAS=[YR=1997] N8 W5 UOP=[YR=1997] N4 W4 S4 E4$ W9 S8 E14 $ W14 S22 E2 S8 E6 UOP=[YR=1997] S4 E4N4 W4$ E4 N8 E12 N22$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0005	RSF-2	100.00	125.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/30/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS