

LOT 4 & PT OF LOTS A & 8 (S-1)
IN OR 1648/318
ROBERTS HIGHLANDS PB 5/5

HAMEL CAROLYN
86009 FAITH AVE
YULEE, FL 32097

2024

51-3N-27-4880-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	02	MIN PLYWD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
Bathrooms	1 100	
Frame	02	WOOD FRAME 100
Stories	2. 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	992	100	992	82,188
FOP	64	30	19	1,574
FUS	120	100	120	9,942

TOTALS	1,176		1,131	93,704
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0850	PEBBLE WLK	0 100	0	0	398.00	SF	3.50	3.50
2	0810	CONCRETE A	0 100	0	0	288.00	SF	6.50	6.50
3	0876	SAUNA BATH	0 100	0	0	1.00	UT	2,000.00	2,000.00
4	0910	SCRN RM L	0 100	18	9	162.00	SF	15.00	15.00
5	0810	CONCRETE A	0 100	36	4	144.00	SF	6.50	6.50
6	0810	CONCRETE A	0 100	0	0	612.00	SF	6.50	6.50
7	0940	SHEDS/PORT	0 100	10	17	170.00	SF	30.00	30.00
8	0510	GARAGE WD-	0 100	28	12	336.00	SF	35.00	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0005	RSF	2140.00	193.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,131	108.3320	102.92	116,403	1974	1974	0	0	0	19.50	80.50	
1 SINGLE FAM - 100% - 2011 Heated Area: 1112 HX Base Yr 2011													
BAS 1993 FOP 1993 FUS 1993													

86009 FAITH AVE, YULEE				BLD DATE					LGL DATE		
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
398.00	SF	3.50	3.50	100	1980	1980	3	32.5	453		
288.00	SF	6.50	6.50	100	2005	2005	3	86	1,610		
1.00	UT	2,000.00	2,000.00	100	2010	2010	3	45	900		
162.00	SF	15.00	15.00	100	2010	2010	3	45	1,094		
144.00	SF	6.50	6.50	100	2011	2011	3	92	861		
612.00	SF	6.50	6.50	100	1990	1990	3	59.5	2,367		
170.00	SF	30.00	30.00	100	1995	1995	3	20	1,020		
336.00	SF	35.00	35.00	100	1995	1995	3	23	2,705		

TOTAL OB/XF										11,010						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0005	RSF	2140.00	193.00	1.00	LT		1.00	1.00	1.20	50,000.00	60,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 2					
VALUATION SUMMARY										4					
VALUATION BY										STANDARD					
Tax Group: 4										Tax Dist:					
BUILDING MARKET VALUE										117,316					
TOTAL MARKET OB/XF VALUE										11,010					
TOTAL LAND VALUE - MARKET										60,000					
TOTAL MARKET VALUE										188,326					
SOH/AGL Deduction										79,730					
ASSESSED VALUE										108,596					
TOTAL EXEMPTION VALUE										HX HB 50,000					
BASE TAXABLE VALUE										58,596					
TOTAL JUST VALUE										188,326					
NCON VALUE										0					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE										186,545					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25299	R/R	2,725	11/01/2011
B24268	XFOB	2,400	01/01/2011
6846	REMODEL	11,000	11/14/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1648/0318	11/02/2009	WD	Q	I	01	91,000	
GRANTOR: MILLER LUTHER M							
GRANTEE: HAMEL CAROLYN							
0754/1508	3/22/1996	QC	U	I	10	12,400	
GRANTOR: MILLER LYDIA S							
GRANTEE: MILLER LUTHER M							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W36 S32 E12 N4 E4 FOP=[YR=1993] E8 N8 W8 S8 \$ N8 E8 S8 E12 N28 \$ PTR= E15 FUS=[YR=1993] E12 S10 W12 N10 \$ W15 \$.									

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