LOTS 9 10 11 & SLY 30 FT OF 12
ROBERTS HIGHLANDS PB 5/5

NURTHEN JOHN M & ELLIOT KATHERINE
86064 FAITH AVENUE
YULEE, FL 32097

2024

51-3N-27-4880-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	30	VINYL 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

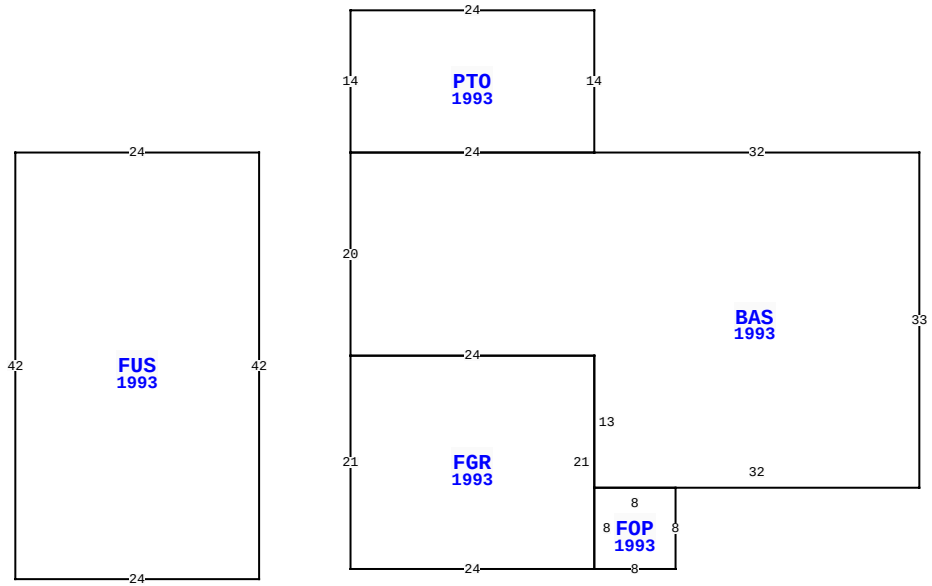
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	1,536	113,174
FGR	504	55	277	20,410
FOP	64	30	19	1,400
FUS	1,008	100	1,008	74,270
PTO	336	5	17	1,253
TOTALS	3,448		2,857	210,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,857	108.4760	103.05	294,414	1974	1974	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2544 HX Base Yr 2024



86064 FAITH 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		210,506
TOTAL MARKET OB/XF VALUE		5,953
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		351,459
SOH/AGL Deduction		0
ASSESSED VALUE		351,459
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		301,459
TOTAL JUST VALUE		351,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M982899	H/AC	0	02/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2654/1624	7/14/2023	WD	Q	I	01	400,000
GRANTOR: MINSHEW DAVID G						
GRANTEE: NURTHEN JOHN M & EL						
0265/0527	5/01/1978	WD	Q	I		58,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W32 W24 S20 E24 S13 E32 N33 $
FUS=[YR=1993;ORIG=-89,0] E24 S42 W24 N42 $
FGR=[YR=1993;ORIG=-56,20] S21 E24 N21 W24 $
PTO=[YR=1993;ORIG=-32,0] N14 W24 S14 E24 $
FOP=[YR=1993;ORIG=-32,41] E8 N8 W8 S8 $
PTR=[ORIG=0,0] E15 W15 $
.

EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0812	CONCRETE C	0	100	0	0	1,120.00	SF	4.00	4.00	100	1990	1990	3	59.5	2,666	
3	1242	WD DECK A	0	100	10	14	140.00	SF	10.00	10.00	100	1990	1990	3	20	280	
4	0810	CONCRETE A	0	100	0	0	312.00	SF	6.50	6.50	100	1994	1994	3	68	1,379	

LAND DESCRIPTION

TOTAL OB/XF 5,953

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0005	RSF-	2300.00	113.00	3.00	LT		1.00	1.00	0.90	50,000.00	45,000.00	135,000							

REVIEW DATE 03/14/2024 BY KWA Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/06/2024 BY SYS