LOTS 32 33 34 35 & 36
OR 167 PG 348
FLOOD SURVEY UNR

SCHWARZ TYLER/SCHNEIDER MARCIE
86290 WELDON AVE
YULEE, FL 32097

2024

52-3N-27-4890-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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	03	Quality Level 03

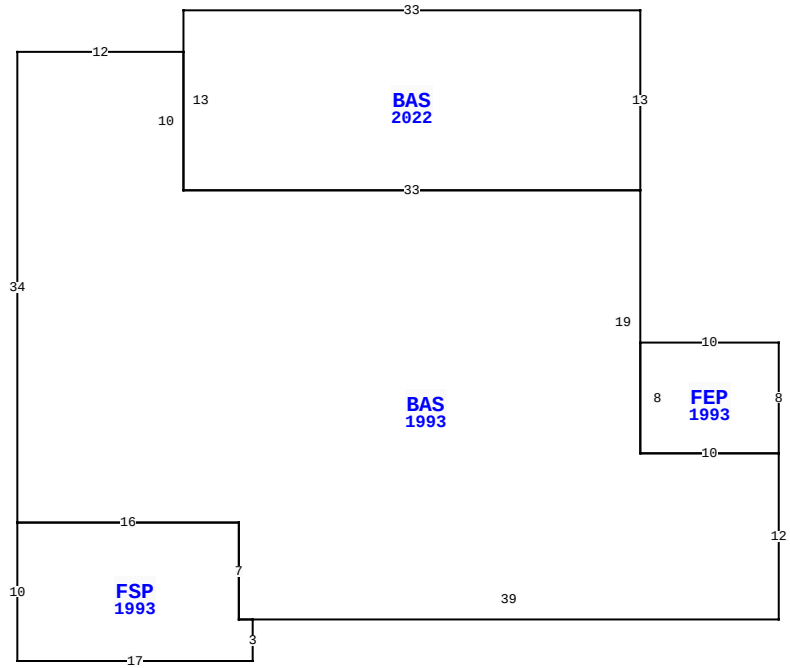
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,523	100	1,523	37,228
BAS	429	100	429	10,486
FEP	80	80	64	1,564
FSP	163	40	65	1,589
TOTALS	2,195		2,081	50,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
0100	01	2,081	87.2200	82.86	172,432	1970	1970	0	0	50	20.50	29.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1952 HX Base Yr 2024



86290 WELDON 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		57,554
TOTAL MARKET OB/XF VALUE		1,680
TOTAL LAND VALUE - MARKET		277,760
TOTAL MARKET VALUE		336,994
SOH/AGL Deduction		0
ASSESSED VALUE		336,994
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		286,994
TOTAL JUST VALUE		336,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R21-06208	RE-ROOF WITH MODI	17,669	05/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2647/30	5/25/2023	WD	Q	I	01	372,800
GRANTOR: DAWSON BONNIE						
GRANTEE: SCHWARZ TYLER						
2394/1535	9/18/2020	QC	U	I	11	100
GRANTOR: WELDON JAMES C						
GRANTEE: DAWSON BONNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N19 BAS=[YR=2022] N13 W33 S13 E33$ W33 N10 W12 S34 FSP=[YR=1993] S10 E17 N3 W1 N7 W16$ E16 S7 E39 N12$ FEP=[YR=1993] N8 W10 S8 E10$.

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	0200	BARN WD 0-	0	100	0	0	420.00	SF	20.00	20.00	100	1980	1980	3	20	1,680	

LAND DESCRIPTION

TOTAL OB/XF 1,680

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	100	0007	RM	0.00	0.00	4.96	AC		1.00	1.00	0.70	80,000.00	56,000.00	277,760							

REVIEW DATE 04/05/2022 BY HS Total Acres: 4.96 Total Land Value: 277,760 Market: 0 Agricultural: 0 Common: 277,760 PRINTED 08/06/2024 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	02	Quality Level 02

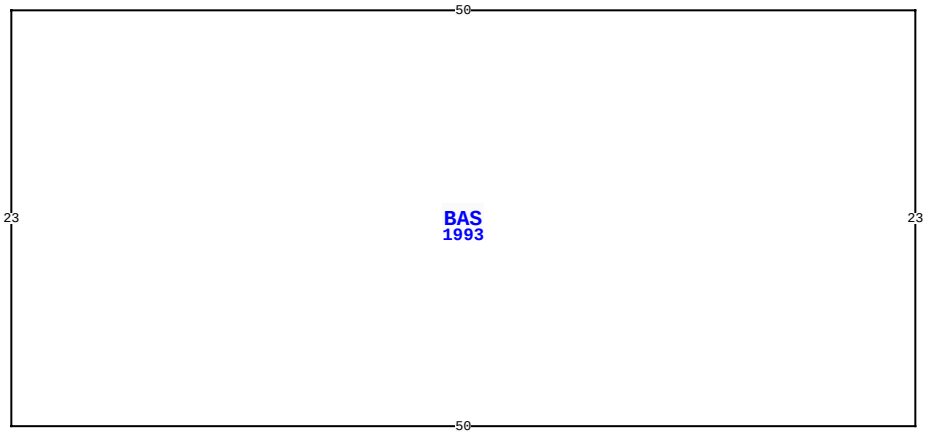
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100	1,150	6,688
TOTALS	1,150		1,150	6,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,150	33.2310	11.63	13,374	1976	1976	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2024 Heated Area: 1150 HX Base Yr 2024



86290 WELDON AVE, YULEE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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2394/1535	9/18/2020	QC	U	I	11	100
GRANTOR: WELDON JAMES C						
GRANTEE: DAWSON BONNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S23 E50 N23$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/05/2022 BY HS Total Acres: 4.96 Total Land Value: 277,760 Market: 0 Agricultural: 0 Common: 277,760 PRINTED 08/06/2024 BY SYS