PT OF LOTS 42 & 43
IN OR 2709/103
W H FLOOD SURVEY UNR

CARROLL OLLIE M JR & RACHEL
86170 WELDON AVE
YULEE, FL 32097

2024

52-3N-27-4890-0042-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

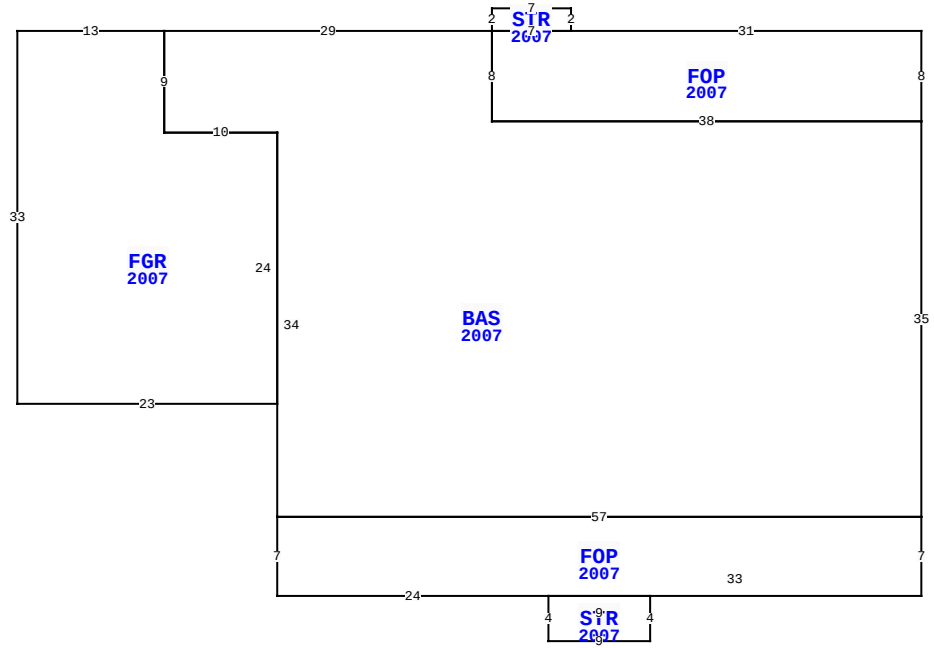
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,237	100	2,237	228,136
FGR	669	55	368	37,530
FOP	304	30	91	9,280
FOP	399	30	120	12,238
STR	14	10	1	102
STR	36	10	4	408
TOTALS	3,659		2,821	287,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,821	121.9920	115.89	326,946	2007	2007	0	0	0	12.00	88.00

1 SINGLE FAM – 100% - 2007 Heated Area: 2237 HX Base Yr 2007



86170 WELDON AVE, 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		287,695
TOTAL MARKET OB/XF VALUE		32,745
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		400,440
SOH/AGL Deduction		189,494
ASSESSED VALUE		210,946
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		160,946
TOTAL JUST VALUE		400,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,081

CRPT (20X21) ATTACHED TO GR/UT (20X25)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632297	CARPORT	14,463	05/01/2016
B23444	ADDITION	18,735	04/01/2010
M12803	MECH OTHER	0	03/01/2007
E18734	ELEC OTHER	0	02/01/2007
P12147	OTHER	0	02/01/2007
C19381	CO ISSUED	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/103	4/26/2024	WD	Q	I	01	535,000
GRANTOR: HERBERT JOSHUA H & MI						
GRANTEE: CARROLL OLLIE M JR						
1390/0317	2/17/2006	QC	U	I	01	100
GRANTOR: HERBERT MITCHELL M &						
GRANTEE: HERBERT JOSHUA H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W29 FGR=[YR=2007] W13 S33 E23 N24 W10 N9$ S9 E10 S34 FOP=[YR=2007] S7 E24 STR=[YR=2007] S4 E9 N4 W9$ E33 N7 W57$ E57 N35 FOP=[YR=2007] N8 W31 STR=[YR=2007] N2 W7 S2 E7$ W7 S8 E38$ W38 N8$.

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	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	91	4,550	
2	0510	GARAGE WD-	0	100	25	20	500.00	SF	35.00	35.00	100	2010	2010	3	60	10,500	
3	0810	CONCRETE A	0	100	26	20	520.00	SF	6.50	6.50	100	2010	2010	3	91	3,076	
4	0810	CONCRETE A	0	100	28	28	784.00	SF	6.50	6.50	100	2007	2007	3	88	4,484	
5	1242	WD DECK A	0	100	0	0	1,300.00	SF	5.00	5.00	100	2015	2015	3	82	5,330	
6	0351	CARPORT MT	0	100	36	18	648.00	SF	10.00	10.00	100	2016	2016	3	74	4,795	
7	0351	CARPORT MT	0	100	20	21	1.00	SF	10.00	10.00	100	2024	2022		97	10	

LAND DESCRIPTION

TOTAL OB/XF 32,745

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	000102	C	SFR/MH	100	0007	RM	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 03/21/2024 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS