E'LY 208.72 FT OF LOTS 47 & 48
IN OR 2533/1168
FLOOD SURVEY UNR

FLOOD DAVID
612 RANKIN ST
ADDALUSIA, AL 36420

2024

52-3N-27-4890-0047-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

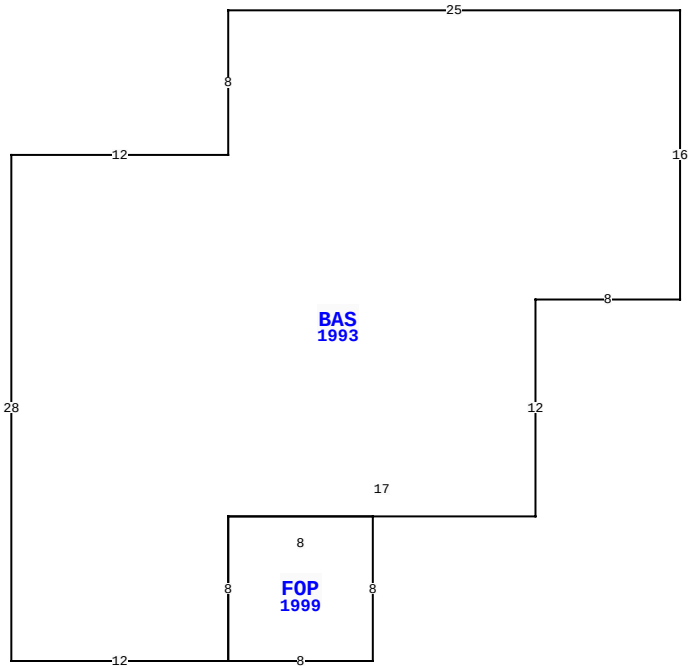
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
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	940	100	940	77,097
FOP	64	30	19	1,558
TOTALS	1,004		959	78,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	959	106.9200	101.57	97,406	1970	1975	0	0	0	19.25	80.75

1 SINGLE FAM – 0% - 2023 Heated Area: 940 HX Base Yr



86257 WELDON AV, 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	78,655
TOTAL MARKET OB/XF VALUE	5,958
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	164,613
SOH/AGL Deduction	8,347
ASSESSED VALUE	156,266
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,266
TOTAL JUST VALUE	164,613
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2533/1168	1/27/2022	FJ	U	I	11	100

GRANTOR: FLOOD JOSEPH A EST

GRANTEE: FLOOD DAVID

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S8 W12 S28 E12 FOP=[YR=1999] E8 N8 W8 S8$ N8 E17 N12 E8 N16$.

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	0510	GARAGE WD-	1	0	32	19	608.00	SF	35.00	35.00	100	2023	1990		28	5,958	

LAND DESCRIPTION

TOTAL OB/XF 5,958

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	000115	C	SFR ACRES	0		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 KWX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS