

GOODBREAD JUTTA EST
86161 KEELING LANE
YULEE, FL 32097

53-3N-27-0000-0002-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 08 WD ON PLY 100										0150 04 1,559 104.1926 52.10 81,224 2008 2008 0 0 11.25 88.75										Tax Group: 4 Tax Dist:									
Roof Structur 04 WOOD TRUSS 100										1 ACCESSORY U - 0% - 2023 Heated Area: 1461 HX Base Yr										BUILDING MARKET VALUE 72,086									
Roof Cover 12 MODULAR MT 100																				TOTAL MARKET OB/XF VALUE 80,858									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 852,880									
Interior Floo 03 CONC FINSH 50																				TOTAL MARKET VALUE 653,010									
Interior Floo 15 HARDTILE 50																				SOH/AGL Deduction 0									
Ceiling 02 F.NOT SUS 100																				ASSESSED VALUE 653,010									
Air Condition 03 CENTRAL 100																				TOTAL EXEMPTION VALUE 0									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 653,010									
Fixtures 5 100																				TOTAL JUST VALUE 1,005,824									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Story Height 9 100																				INCOME VALUE 0									
RMS 3 100																				PREVIOUS YEAR MKT VALUE 1,009,317									
Stories 1. 1. 100																													
Units 0 100																													
Occupancy 00 NONE 100																													
Quality 04 Quality Level 04																													
DOR CODE 5000 IMPROVED AG																													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4053.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
AOF 261 100 261 12,068																													
BAS 1,200 100 1,200 55,487																													
CAN 327 30 98 4,532																													
TOTALS 1,788 1,559 72,086																													
EXTRA FEATURES										86300 HOT SHOT TRL, YULEE																			
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										BLD DATE 01/29/2021 XF DATE 01/29/2021 INC DATE										LGL DATE 01/29/2021 LAND DATE 11/17/2023 AG DATE									
1 0812 CONCRETE C 0 0 0 0 4,762.00 SF 4.00 4.00 100 2008 2008 3 89 16,953										KK KK										KK DC									
2 0446 BOX FNC 6' 0 0 0 0 194.00 LF 20.00 20.00 100 2010 2010 3 45 1,746																													
3 0446 BOX FNC 6' 0 0 0 0 15.00 LF 20.00 20.00 100 2007 2007 3 31 93																													
4 0463 FENCE GATE 0 0 0 0 4.00 UT 300.00 300.00 100 2010 2010 3 78 936																													
5 0402 CONC BUMPE 0 0 0 0 24.00 UT 25.00 25.00 100 2008 2008 3 92 552																													
6 0463 FENCE GATE 0 0 0 0 2.00 UT 300.00 300.00 100 2008 2008 3 74 444																													
7 0812 CONCRETE C 0 0 0 0 1,216.00 SF 4.00 4.00 100 2008 2008 3 89 4,329																													
8 0504 FP-ELECTRI 0 0 0 0 1.00 UT 2,000.00 2,000.00 100 2008 2008 3 92 1,840																													
9 0100 BAR-B-Q 0 0 0 0 1.00 UT 200.00 200.00 100 2008 2008 3 35 70																													
10 2010 RVLTD DR 6" 0 0 0 0 1.00 UT 21,000.00 21,000.00 100 1990 1990 3 86 18,060																													
LAND DESCRIPTION										TOTAL OB/XF 45,023																			
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 000115 C SFR ACRES 0 OR 17.70 AC 1.00 1.00 0.35 80,000.00 28,000.00 495,600																													
2 005601 A TIMB2-3 SI 0 OR 12.76 AC 1.00 1.00 1.00 350.00 350.00 4,466																													
3 009910 M MKT. VAL. AG 0 OR 12.76 AC 1.00 1.00 0.35 80,000.00 28,000.00 357,280																													
REVIEW DATE 01/29/2021 BY KK										Total Acres: 30.46 Total Land Value: 500,066										Market: 357,280 Agricultural: 4,466 Common: 495,600 PRINTED 08/06/2024 BY SYS									

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