IN OR 1280/147

KEELING ROBERT D JR & JANE G
86115 JOHN GOODBREAD LANE
YULEE, FL 32097

2024

53-3N-27-0000-0004-0030

BUILDING CHARACTERISTICS

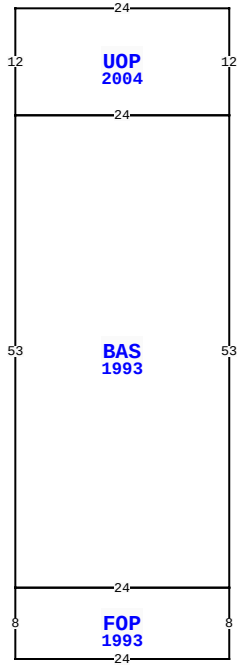
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,272	100	1,272	109,902
FOP	192	30	58	5,011
UOP	288	20	58	5,011
TOTALS	1,752		1,388	119,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,388	114.4000	108.68	150,848	1955	1970	0	0	0	20.50	79.50

1 SINGLE FAM – 0% - 0 Heated Area: 1272 HX Base Yr



86170 JOHN GOODBREAD LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	119,924
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	73,600
TOTAL MARKET VALUE	194,224
SOH/AGL Deduction	36,298
ASSESSED VALUE	157,926
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,926
TOTAL JUST VALUE	194,224
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/0147	12/10/2004	QC	U	I	01	100

GRANTOR: KEELING JANE GOODBREA

GRANTEE: KEELING ROBERT D JR

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2004] W24 S12 BAS=[YR=1993] S53 FOP=[YR=1993] S8 E24 N8 W24$ E24 N53 W24$ E24 N12$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1955	1955	3	20	700	

LAND DESCRIPTION

TOTAL OB/XF 700

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		OR	0.00	0.00	0.92	AC		1.00	1.00	1.00	80,000.00	80,000.00	73,600							

REVIEW DATE 03/08/2022 BY NWA Total Acres: 0.92 Total Land Value: 73,600 Market: 0 Agricultural: 0 Common: 73,600 PRINTED 08/06/2024 BY SYS