PT LOT 74 & ESMT IN
OR 1993/1848
SUB OF GOVT LOT 9 IN

GODBOLT JARED C & APRIL L
75377 RANDY RD
YULEE, FL 32097

2025

14-2N-26-4280-0002-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

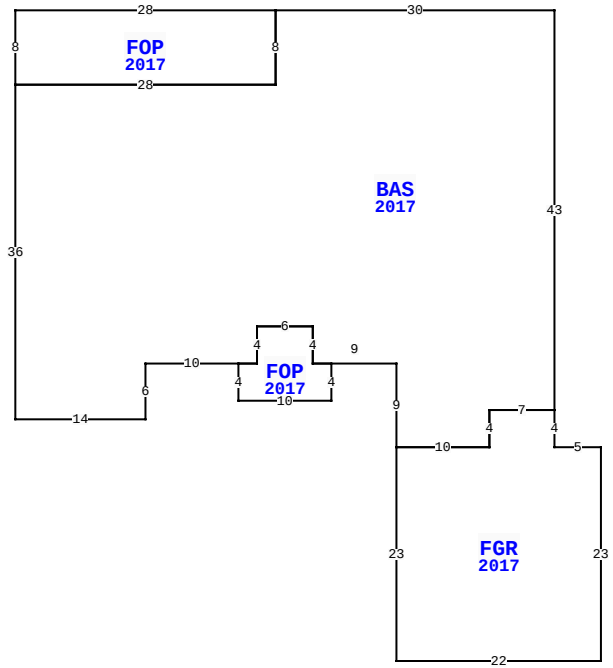
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,165	100	2017	2,165	292,726
FGR	534	55	2017	294	39,752
FOP	64	30	2017	19	2,569
FOP	224	30	2017	67	9,059
TOTALS	2,987			2,545	344,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,545	105.6000	139.39	354,748	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2018 Heated Area: 2165 HX Base Yr 2018



75377 RANDY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		344,106
TOTAL MARKET OB/XF VALUE		7,714
TOTAL LAND VALUE - MARKET		104,650
TOTAL MARKET VALUE		456,470
SOH/AGL Deduction		190,992
ASSESSED VALUE		265,478
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		214,756
TOTAL JUST VALUE		456,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633141	CO ISSUED	0	02/03/2017
B1633141	NEW CONSTR	276,172	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1993/1848	7/24/2015	WD	U	V	11	100

GRANTOR: GODBOLT RICHARD F & C

GRANTEE: GODBOLT JARED CHRIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W30 FOP=[YR=2017] W28 S8 E28 N8$ S8 W28 S36 E14 N6 E10 FOP=[YR=2017] S4 E10 N4 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E9 S9 FGR=[YR=2017] S23 E22 N23 W5 N4 W7 S4 W10$ E10 N4 E7 N43$.

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	0810	CONCRETE A	0	100	0	0	836.00	SF	6.50	6.50	100	2017	2017	3	96	5,217	
2	0810	CONCRETE A	0	100	0	0	388.00	SF	6.50	6.50	100	2021	2021	3	99	2,497	

LAND DESCRIPTION

TOTAL OB/XF 7,714

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	RES	100		RM	0.00	0.00	2.99	AC		1.00	1.00	1.00	35,000.00	35,000.00	104,650							

REVIEW DATE 08/22/2022 BY KBA Total Acres: 2.99 Total Land Value: 104,650 Market: 0 Agricultural: 0 Common: 104,650 PRINTED 07/30/2025 BY SYS