PT SEC 38-2N-27E
IN OR 1942/350
EX 19-21

INGRAM ERICK T
86246 BEAR LN
YULEE, FL 32097

2025

38-2N-27-0000-0019-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	02	Quality Level 02

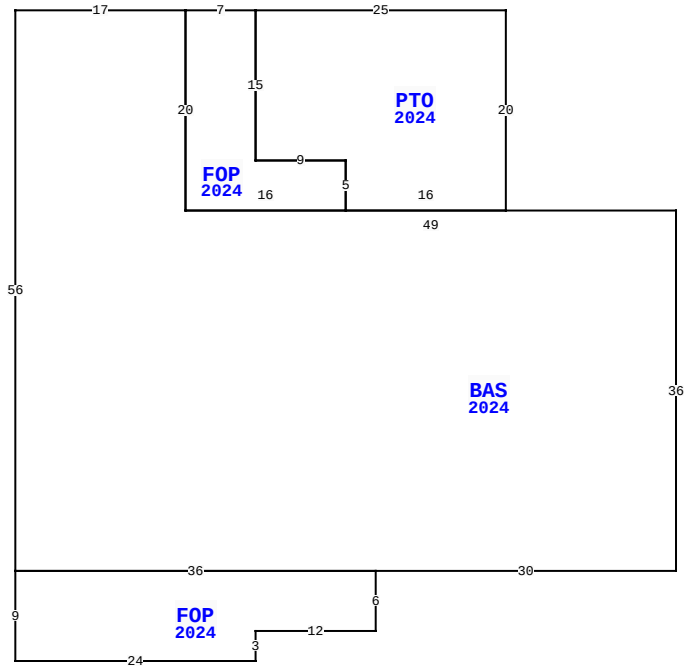
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,716	100	2024	2,716	387,383
FOP	185	30	2024	56	7,987
FOP	288	30	2024	86	12,266
PTO	455	5	2024	23	3,280
TOTALS	3,644			2,881	410,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,881	108.0530	142.63	410,917	2023	2023	0	0	0	0.00	100.00

2 SNGL FAM – 100% - 2024 Heated Area: 2716 HX Base Yr 2015



86246 BEAR LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		410,917
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		250,396
TOTAL MARKET VALUE		661,313
SOH/AGL Deduction		179,360
ASSESSED VALUE		481,953
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		431,231
TOTAL JUST VALUE		661,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		624,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000768	CO ISSUED	0	01/19/2023
22002345	NEW CONSTR	444,441	02/11/2022
MH982298	MH MOVE-ON	0	08/04/1998
359	TEMP POLE	560	07/01/1993
B0012298	NEW CONSTR	18,000	12/28/1988
2861	H/AC	2,500	12/28/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1942/0350	10/10/2014	WD	Q	I	01	117,000
GRANTOR: KIRKUS JONATHAN DWAYN						
GRANTEE: INGRAM ERICK T						
1777/1124	1/19/2012	QC	U	I	11	100
GRANTOR: KIRKUS ALANA DIANN &						
GRANTEE: KIRKUS JONATHAN DWY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E17 S20 E49 S36 W30 W36 N56 $
FOP=[YR=2024;ORIG=10,66] E36 S6 W12 S3 W24 N9 $
FOP=[YR=2024;ORIG=27,10] E7 S15 E9 S5 W16 N20 $
PTO=[YR=2024;ORIG=34,10] E25 S20 W16 N5 W9 N15 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0005	OR	0.00	0.00	2.93	AC		1.00	1.00	1.00	85,000.00	85,000.00	249,050							
2	009400	C	RIGHT-OF-WAY	0		OR	0.00	0.00	0.71	AC		1.00	1.00	1.00	100.00	100.00	71							
3	009630	C	SWAMP	100		OR	0.00	0.00	2.55	AC		1.00	1.00	1.00	500.00	500.00	1,275							

REVIEW DATE 06/29/2023 BY NW Total Acres: 6.19 Total Land Value: 250,396 Market: 0 Agricultural: 0 Common: 250,396 PRINTED 07/30/2025 BY SYS