

WEBB LARRY R & LISA SANFORD
86247 FORTUNE DR
YULEE, FL 32097

2025

42-ZN-27-4370-0109-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

TOTALS

2,664

2,315

287,784

EXTRA FEATURES

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

10811 CONCRETE B010000769.00SF5.205.20100201420143943,759

LAND DESCRIPTION

L N 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

1000100 C RES100PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE

11/19/2019 BY TWA Total Acres:

0.00 Total Land Value:

50,000 Market:

0 Agricultural:

0 Common:

50,000 PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100012,315130.1685130.17301,34420142014004.5095.50

VALUATION SUMMARY

VALUATION BY TAX GROUP: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 287,784 TOTAL MARKET OB/XF VALUE 3,759 TOTAL LAND VALUE - MARKET 50,000 TOTAL MARKET VALUE 341,543 SOH/GL Deduction 18,462 ASSESSED VALUE 323,081 TOTAL EXEMPTION VALUE HX HB 50,722 BASE TAXABLE VALUE 272,359 TOTAL JUST VALUE 341,543 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 328,621

SUBAREA FSP 2014 BAS 2014 FGR 2014 FOP 2014

SALES DATA

OFF RECORD Number DATE TYPE INST QUANTITY VOLUME RSNCDSALE PRICE

2530/13261/18/2022WDQI01360,000 GRANTOR:MERCER MARY L GRANTEE:WEBB LARRY RAY & LI 1955/013812/17/2014WDAQI01198,700 GRANTOR:SEDA CONSTRUCTION COM GRANTEE:MERCER PHILLIP M &

BUILDING DIMENSIONS

BAS=[YR=2014] W18 FSP=[YR=2014] N8 W20 S8 E20 \$ W32 S48 E10 FOP=[YR=2014] S6 E10 N2 E11 N4 FGR=[YR=2014] E19 N21 W19 S21 \$ W21 \$ E21 N21 E19 N27 \$.