PT OF SEC 50 & 53 PAR 14
IN OR 1974/622
ESMTS OR 605/19 & 22

ERDMAN STEFAN J/ERDMAN THOMAS J
P O BOX 1156
YULEE, FL 32041

2025

50-3N-27-0000-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

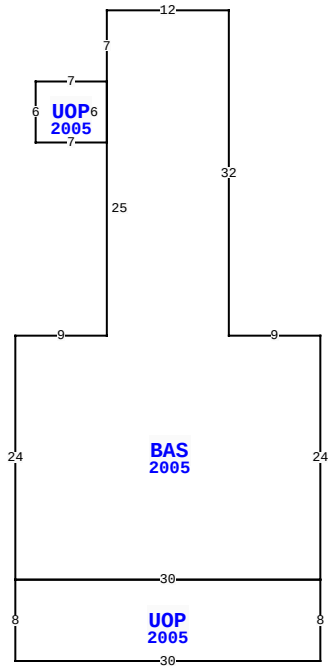
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
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	1,104	100	2005	1,104	51,091
UOP	42	20	2005	8	370
UOP	240	20	2005	48	2,221
TOTALS	1,386			1,160	53,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,160	91.6370	91.64	106,302	1900	1940	0	0	0	49.50	50.50

2 SINGLE FAM – 0% - 2023 Heated Area: 1104 HX Base Yr



86080 KEELING LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	11/15/2023 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	53,683
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	1,080,132
TOTAL MARKET VALUE	143,992
SOH/AGL Deduction	0
ASSESSED VALUE	143,992
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,992
TOTAL JUST VALUE	1,134,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,068,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6921	NEW CONSTR	78,217	01/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2316/1424	10/30/2019	WD	U	I	11	100
GRANTOR: GOODBREAD JUTTA B						
GRANTEE: ERDMAN STEFAN J & T						
1974/0622	4/13/2015	QC	U	I	11	100
GRANTOR: GOODBREAD JUTTA B						
GRANTEE: ERDMANN STEFAN J, T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 S7 UOP=[YR=2005] W7 S6 E7 N6$ S25 W9 S24
UOP=[YR=2005] S8 E30 N8 W30$ E30 N24 W9 N32$.

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	1900	1900	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	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
2	009400	C	RIGHT-OF-WAY	0		OR			0.80	AC		1.00	1.00	1.00	100.00	100.00	80							
3	005701	A	TIMBER 4 P S	0		OR			10.60	AC		1.00	1.00	1.00	270.00	270.00	2,862							
4	005901	A	HARDWOOD SI	0		OR			7.41	AC		1.00	1.00	1.00	225.00	225.00	1,667							
5	009910	M	MARKET VALUE	0		OR			18.01	AC		1.00	1.00	0.65	85,000.00	55,250.00	995,052							

REVIEW DATE 06/30/2020 BY NWA Total Acres: 19.81 Total Land Value: 89,609 Market: 995,052 Agricultural: 4,529 Common: 85,080 PRINTED 07/30/2025 BY SYS