IN OR 933/1352 (SEC 54)

SHADIX ANN GOODBREAD
C/O JUTTA B GOODBREAD, 86170 JOHN GOODBREAD LANE
YULEE, FL 32097

2025

50-3N-27-0000-0014-0050

BUILDING CHARACTERISTICS

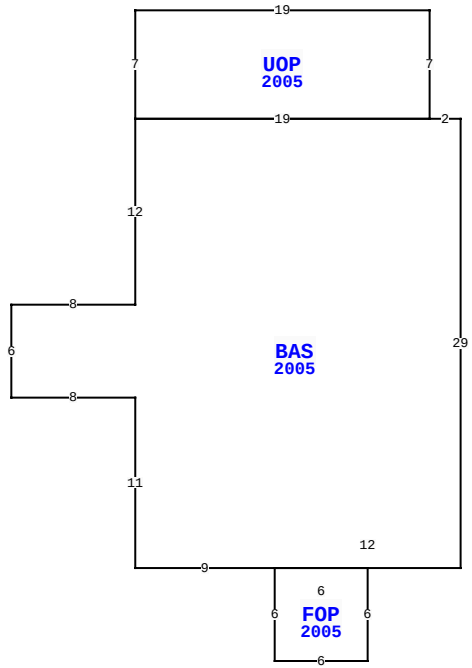
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	657	100	2005	657	54,358
FOP	36	30	2005	11	910
UOP	133	20	2005	27	2,234
TOTALS	826			695	57,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	695	111.4300	111.43	77,444	1930	1950	0	0	0	25.75	74.25

1 SINGLE FAM – 0% - 0 Heated Area: 657 HX Base Yr



86902 GOODBREAD RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	10/21/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	57,502
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	156,400
TOTAL MARKET VALUE	142,830
SOH/AGL Deduction	41,655
ASSESSED VALUE	101,175
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,175
TOTAL JUST VALUE	213,902
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1871/1833	7/24/2013	PR	U	I	19	100
GRANTOR: GOODBREAD JUTTA B P/R						
GRANTEE: GOODBREAD JUTTA B						
0933/1352	5/24/2000	QC	Q	V	01	100
GRANTOR: GOODBREAD CLYDE L						
GRANTEE: SHADIX ANN GOODBREA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 UOP=[YR=2005] N7W19S7 E19 $W19 S12 W8 S6 E8 S11 E9 FOP=[YR=2005] S6 E6 N6 W6$ E12 N29$.

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	0.84	AC		1.00	1.00	1.00	390.00	390.00	328							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	0.84	AC		1.00	1.00	1.00	85,000.00	85,000.00	71,400							

REVIEW DATE 06/30/2020 BY NWA Total Acres: 1.84 Total Land Value: 85,328 Market: 71,400 Agricultural: 328 Common: 85,000 PRINTED 07/30/2025 BY SYS