PT OF LOT 90
IN OR 2008/1546
NORTH YULEE PBK 2/26

HANSHAW FRANKLIN L III & CHRISTINE A
86383 GOODBREAD RD
YULEE, FL 32097

2025

50-3N-27-4720-0090-0030

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	11	CLAY TILE 70
Interior Floo	05	ASPH TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

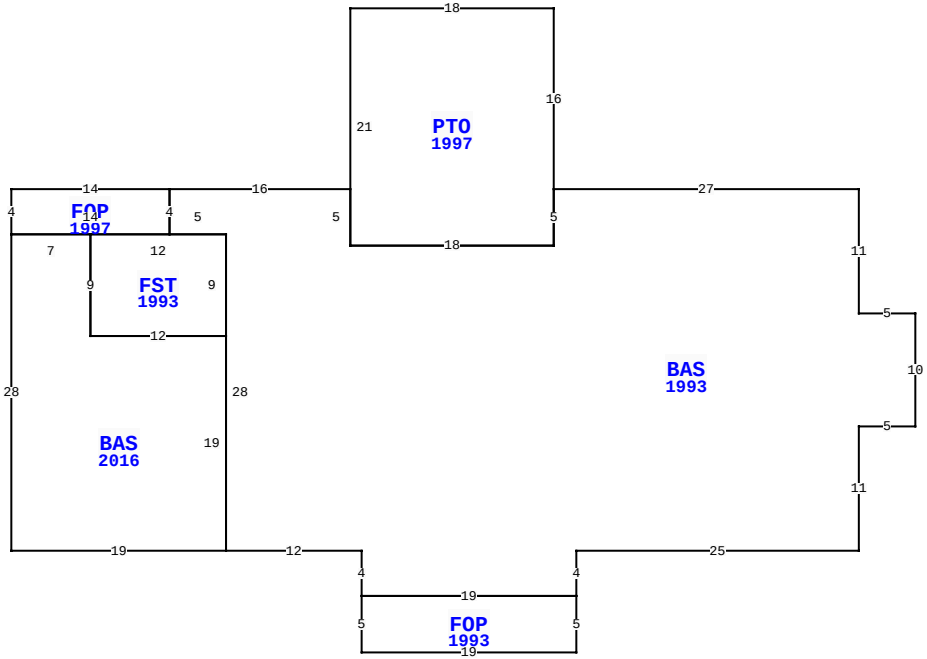
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1993	1,848	241,777
BAS	424	100	2016	424	55,473
FOP	95	30	1993	28	3,664
FOP	56	30	1997	17	2,224
FST	108	55	1993	59	7,719
PTO	378	5	1997	19	2,485
TOTALS	2,909			2,395	313,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,395	115.2480	152.13	364,351	1985	1995	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2016 Heated Area: 2272 HX Base Yr 2016



86383 GOODBREAD RD, 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		365,084
TOTAL MARKET OB/XF VALUE		13,294
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		463,378
SOH/AGL Deduction		198,725
ASSESSED VALUE		264,653
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		213,931
TOTAL JUST VALUE		463,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005417	ADDITION	17,924	04/07/2022
17006104	REMODEL	1,100	07/10/2017
B1633268	REMODEL	27,000	10/01/2016
B1632875	GARAGE	69,623	08/31/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2008/1546	9/16/2015	WD	Q	I	01	225,000

GRANTOR: HALL'S SALVAGE LLC
GRANTEE: HANSHAW FRANKLIN L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 N11 W27 PTO=[YR=1997] N16 W18 S21 E18 N5$ S5 W18 N5 W16 FOP=[YR=1997] W14 S4 BAS=[YR=2016] S28 E19 N19 FST=[YR=1993] N9 W12 S9 E12$ W12 N9 W7$ E14 N4$ S4 E5 S28 E12 S4 FOP=[YR=1993] S5 E19 N5 W19$ E19 N4 E25 N11 E5 N10$.

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	0812	CONCRETE C	0	100	0	0	2,973.00	SF	4.00	4.00	100	1996	1996	3	70	8,324	
2	0811	CONCRETE B	0	100	0	0	246.00	SF	5.20	5.20	100	1996	1996	3	70	895	
3	0845	KOOL DECK	0	100	0	0	803.00	SF	7.25	7.25	100	1996	1996	3	70	4,075	

LAND DESCRIPTION

TOTAL OB/XF 13,294

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 06/30/2022 BY NW Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

PT OF LOT 90
IN OR 2008/1546
NORTH YULEE PBK 2/26

HANSHAW FRANKLIN L III & CHRISTINE A
86383 GOODBREAD RD
YULEE, FL 32097

2025

50-3N-27-4720-0090-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

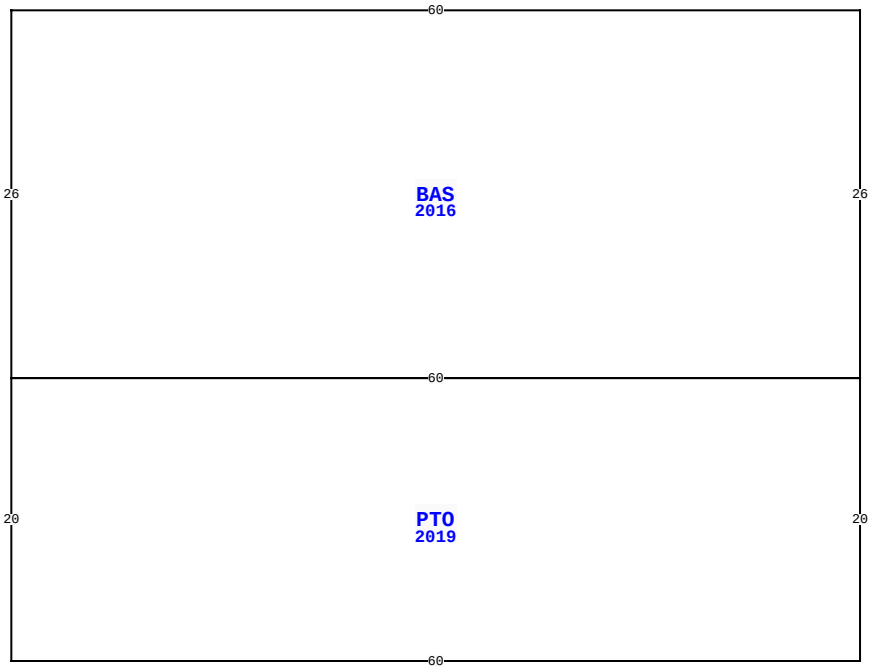
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2016	1,560	36,942
PTO	1,200	5	2019	60	1,420
TOTALS	2,760			1,620	38,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,620	69.5640	25.74	41,699	2016	2016	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 2016 Heated Area: 1560 HX Base Yr 2016



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

86383 GOODBREAD RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		365,084
TOTAL MARKET OB/XF VALUE		13,294
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		463,378
SOH/AGL Deduction		198,725
ASSESSED VALUE		264,653
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		213,931
TOTAL JUST VALUE		463,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2008/1546	9/16/2015	WD	Q	I	01	225,000

GRANTOR: HALL'S SALVAGE LLC
GRANTEE: HANSHAW FRANKLIN L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W60 S26 PTO=[YR=2019] S20 E60 N20 W60$ E60 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/30/2022 BY NW Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

PT OF LOT 90
IN OR 2008/1546
NORTH YULEE PBK 2/26

HANSHAW FRANKLIN L III & CHRISTINE A
86383 GOODBREAD RD
YULEE, FL 32097

2025

50-3N-27-4720-0090-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

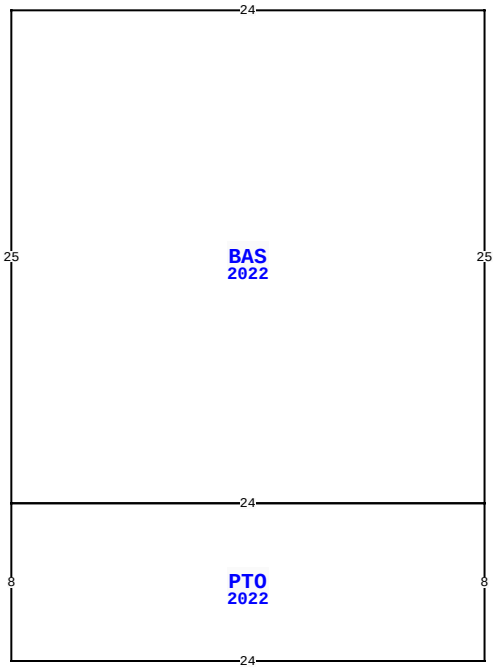
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2022	600	13,159
PTO	192	5	2022	10	220
TOTALS	792			610	13,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	610	60.5000	22.38	13,652	2022	2022	0	0	0	2.00	98.00

3 GARAGE RES – 100% - 2016 Heated Area: 600 HX Base Yr 2016



86383 GOODBREAD RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		365,084
TOTAL MARKET OB/XF VALUE		13,294
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		463,378
SOH/AGL Deduction		198,725
ASSESSED VALUE		264,653
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		213,931
TOTAL JUST VALUE		463,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2008/1546	9/16/2015	WD	Q	I	01	225,000

GRANTOR: HALL'S SALVAGE LLC
GRANTEE: HANSHAW FRANKLIN L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S25 PTO=[YR=2022] S8 E24 N8 W24$ E24 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/30/2022 BY NW Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS