PT LOT 90
IN OR 2615/1618
(EX OR 2006/1546 &

BEALE JAMES WILLAIM JR/FIELDS JAMES
78327 SADDLE ROCK ROAD
YULEE, FL 32097

2025

50-3N-27-4720-0090-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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

86377 GOODBREAD RD, YULEE

BLD DATE	05/11/2022	KK	LGL DATE	05/11/2022 KK
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,115
TOTAL LAND VALUE - MARKET	108,900
TOTAL MARKET VALUE	112,015
SOH/AGL Deduction	0
ASSESSED VALUE	112,015
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,015
TOTAL JUST VALUE	112,015
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/1618	1/27/2023	WD	U	V	37	70,000
GRANTOR: ABOVE BASKETBALL ACAD						
GRANTEE: BEALE JAMES WILLIAM						
2392/1556	9/16/2020	WD	Q	I	03	327,000
GRANTOR: HALLS SALVAGE LLC						
GRANTEE: ABOVE BASKETBALL AC						

BUILDING NOTES

BUILDING DIMENSIONS

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	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1993	1993	3	29	203	
2	0424	CL FNC 6'	0	0	0	0	131.00	LF	20.00	20.00	100	1993	1993	3	29	760	
3	0424	CL FNC 6'	0	0	0	0	371.00	LF	20.00	20.00	100	1993	1993	3	29	2,152	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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	001001	C	V CM/XFOBT	0		CG	0.00	0.00	54,450.00	SF		1.00	1.00	1.00	2.00	2.00	108,900							

REVIEW DATE 05/11/2022 BY KK Total Acres: 0.00 Total Land Value: 108,900 Market: 0 Agricultural: 0 Common: 108,900 PRINTED 07/30/2025 BY SYS