S-1 OF LOT 91
IN OR 1616/220
NORTH YULEE PB 2/26

LACHAPELLE JOSEPH M & ANGELA
86359 GOODBREAD ROAD
YULEE, FL 32097

2025

50-3N-27-4720-0091-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

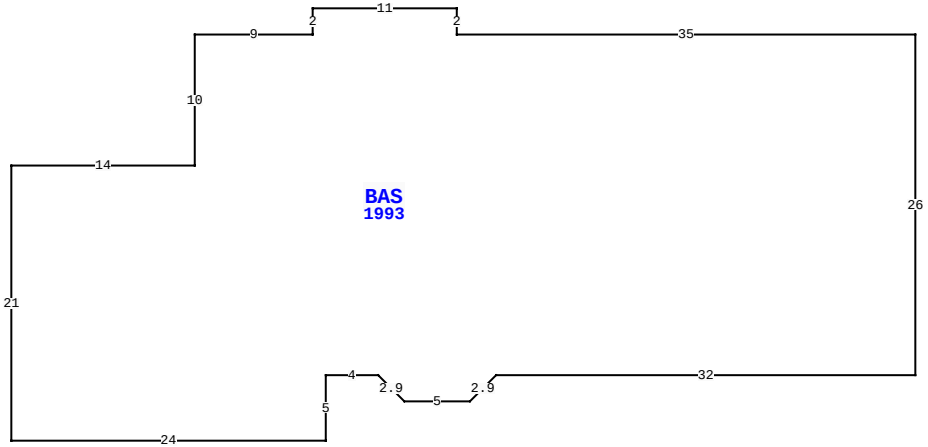
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,810	100	1993	1,810	165,572
TOTALS	1,810			1,810	165,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,810	108.9000	108.90	197,109	1989	1989	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2010 Heated Area: 1810 HX Base Yr 2010



86359 GOODBREAD RD, YULEE

BLD DATE	11/22/2019	KKA	LGL DATE		
XF DATE	11/22/2019	KKA	LAND DATE	05/08/2025	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		165,572
TOTAL MARKET OB/XF VALUE		3,744
TOTAL LAND VALUE - MARKET		49,904
TOTAL MARKET VALUE		219,220
SOH/AGL Deduction		85,260
ASSESSED VALUE		133,960
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,238
TOTAL JUST VALUE		219,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1616/0220	4/20/2009	WD	Q	I	01	120,000
GRANTOR: PAULSON ALFRED N & LI						
GRANTEE: LACHAPELLE JOSEPH M						
1249/1103	7/30/2004	WD	Q	I		144,000
GRANTOR: LENTS PHYLLIS D						
GRANTEE: PAULSON ALFRED N &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 N2 W11 S2 W9 S10 W14 S21 E24 N5 E4 D2 R2 E5 U2 R2 E32 N26$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	1989	1989	3	20	257	
3	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50	6.50	100	1989	1989	3	54.5	510	
4	0810	CONCRETE A	0	100	0	0	208.00	SF	6.50	6.50	100	1989	1989	3	54.5	737	

LAND DESCRIPTION

TOTAL OB/XF 3,744

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	150.00	165.00	0.57	AC		1.00	1.00	1.03	85,000.00	87,550.00	49,904							

REVIEW DATE 11/22/2019 BY KKA Total Acres: 0.57 Total Land Value: 49,904 Market: 0 Agricultural: 0 Common: 49,904 PRINTED 07/30/2025 BY SYS