PT OF LOT 92
IN OR 911/545
NORTH YULEE PB 2/26

BIBBY ROBERT M
86293 GOODBREAD DR
YULEE, FL 32097

2025

50-3N-27-4720-0092-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

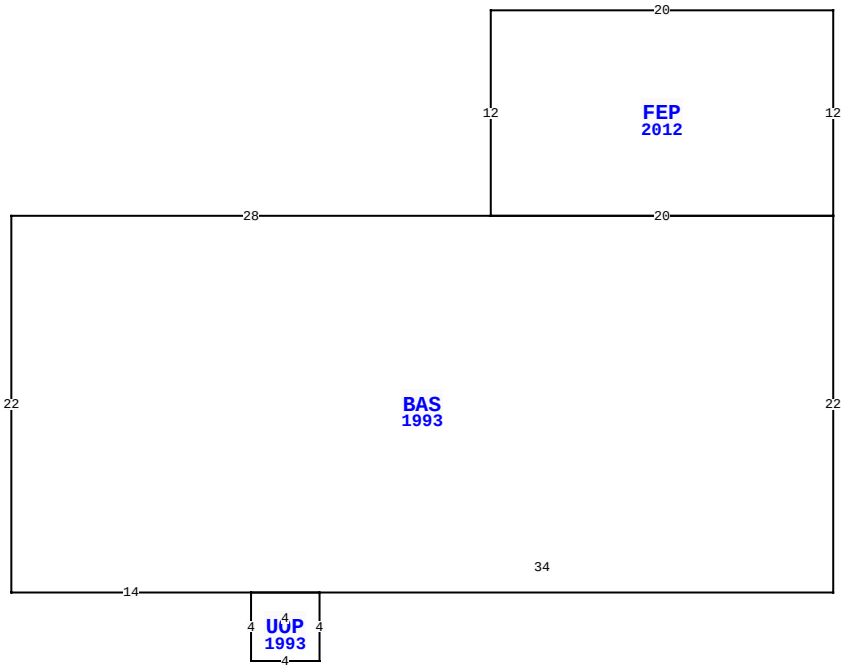
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	86,460
FEP	240	80	2012	192	15,720
UOP	16	20	1993	3	246
TOTALS	1,312			1,251	102,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,251	125.0000	125.00	156,375	1962	1975	0	0	0	34.50	65.50

1 SINGLE FAM – 100% - 2000 Heated Area: 1056 HX Base Yr 2000



86293 GOODBREAD RD, YULEE

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

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	0825	BRICK	0	100	7	4	28.00	SF	12.50	12.50	100	1990	1990	3	85	298	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		102,426
TOTAL MARKET OB/XF VALUE		298
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		187,724
SOH/AGL Deduction		111,137
ASSESSED VALUE		76,587
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,865
TOTAL JUST VALUE		187,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0911/0545	12/14/1999	WD	Q	I		60,000
GRANTOR: DAWSON JEWELL						
GRANTEE: BIBBY ROBERT M						
0107/0239	1/01/1970	TA	U	I		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2012] W20 S12 BAS=[YR=1993] W28 S22 E14 UOP=[YR=1993] S4 E4 N4 W4 $ E34 N22 W20 $ E20 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 298

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	165.00	260.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS