LOTS 1 & 2
R434224 R434225 & R434226
IN OR 984/1639

STOREY KIMBERLY R/STOREY JONATHAN
86549 GOODBREAD RD
YULEE, FL 32097

2025

50-3N-27-4780-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

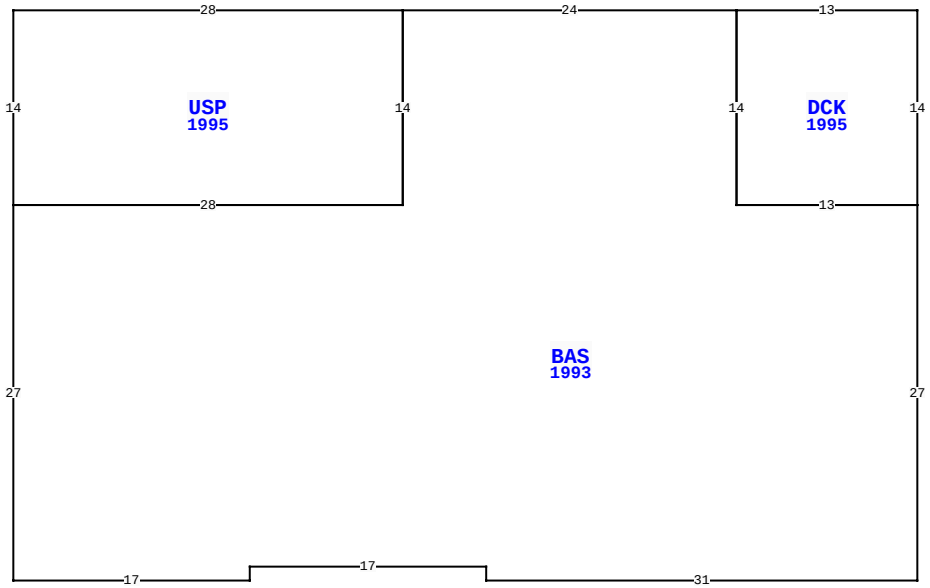
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
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	2,074	100	1993	2,074	67,459
DCK	182	15	1995	27	878
USP	392	50	1995	196	6,375
TOTALS	2,648			2,297	74,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,297	135.5200	108.42	249,041	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 50% - 2002 Heated Area: 2074 HX Base Yr 2002



86549 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		74,712
TOTAL MARKET OB/XF VALUE		4,399
TOTAL LAND VALUE - MARKET		144,500
TOTAL MARKET VALUE		223,611
SOH/AGL Deduction		94,645
ASSESSED VALUE		128,966
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		103,966
TOTAL JUST VALUE		223,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 02092	XFOB	1,536	07/01/1995
8693	MH MOVE-ON	45,000	09/27/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0984/1639	5/07/2001	WD	Q	I		89,000
GRANTOR: HOWARD JACALYN E & EU						
GRANTEE: STOREY JONATHAN & K						
0615/0615	12/27/1990	QC	Q	I	01	100
GRANTOR: HOWARD JACALYN & E P						
GRANTEE: HOWARD JACALYN & E						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1995] W13 BAS=[YR=1993] W24 USP=[YR=1995] W28 S14 E28 N14$ S14 W28 S27 E17 N1 E17 S1 E31 N27 W13 N14$ S14 E13 N14$.

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	0681	POLE SHED	0	50	32	14	448.00	SF	15.00	15.00	100	1991	1991	3	20	1,344	
2	0940	SHEDS/PORT	0	50	12	14	168.00	SF	20.10	20.10	100	1991	1991	3	20	675	
3	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 4,399

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	50		OR	133.00	387.00	2.00	AC		1.00	1.00	0.85	85,000.00	72,250.00	144,500							

REVIEW DATE 12/06/2019 BY KWA Total Acres: 2.00 Total Land Value: 144,500 Market: 0 Agricultural: 0 Common: 144,500 PRINTED 07/30/2025 BY SYS