IN OR 973/412
031008A & 0310008B

WARD RANDALL
86421 FELMOR ROAD
YULEE, FL 32097

**2025**

**51-3N-27-0000-0049-0070**

## 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 | 02 | MIN PLYWD 80 |
| Interior Floo | 14 | CARPET 20 |
| 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 |
| Quality | 03 | Quality Level 03 |

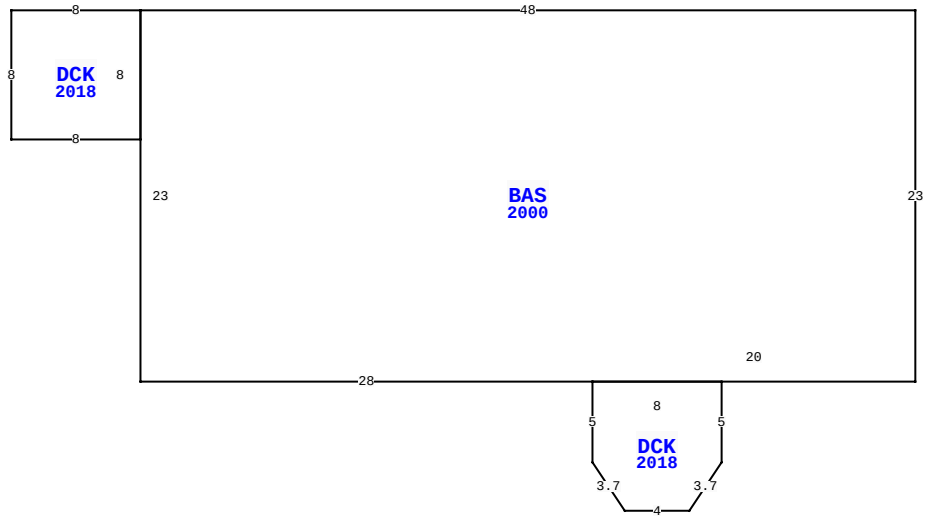
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,104 | 100 | 2000 | 1,104 | 31,159 |
| DCK | 58 | 15 | 2018 | 9 | 254 |
| DCK | 64 | 15 | 2018 | 10 | 282 |
| TOTALS | 1,226 | | | 1,123 | 31,696 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,123 | 117.6000 | 94.08 | 105,652 | 1992 | 1992 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1104 HX Base Yr




86421 FELMOR RD, YULEE

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

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 31,696 |
| TOTAL MARKET OB/XF VALUE | 2,016 |
| TOTAL LAND VALUE - MARKET | 86,700 |
| TOTAL MARKET VALUE | 120,412 |
| SOH/AGL Deduction | 54,367 |
| ASSESSED VALUE | 66,045 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 66,045 |
| TOTAL JUST VALUE | 120,412 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 102,105 |

OWNER IS USING MH AS HAY STORAGE FOR HORSES
1992 DEST 031008A & 031008B

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0973/0412 | 3/02/2001 | WD | U | I | 07 | 100 |
| GRANTOR: DESALVO PROPERTIES UN | | | | | | |
| GRANTEE: WARD RANDALL | | | | | | |
| 0966/1325 | 1/16/2001 | WD | Q | I | 05 | 67,000 |
| GRANTOR: DESALVO PROPERTIES UN | | | | | | |
| GRANTEE: WARD RANDALL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W48 DCK=[YR=2018] W8 S8 E8 N8$ S23 E28
DCK=[YR=2018] S5 D3 R2 E4 U3 R2 N5 W8$ E20 N23$.

## 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 | 0510 | GARAGE WD- | 0 | 0 | 24 | 24 | 576.00 | SF | 17.50 | 17.50 | 100 | 1977 | 1977 | 3 | 20 | 2,016 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,016

| 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 | 0 | | RSF-2 | 0.00 | 0.00 | 1.02 | AC | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 86,700 | | | | | | | |

REVIEW DATE 05/12/2025 BY KWA Total Acres: 1.02 Total Land Value: 86,700 Market: 0 Agricultural: 0 Common: 86,700 PRINTED 07/30/2025 BY SYS