

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION05AVERAGE 10003GABLE/HIP 10012MODULAR MT 10005DRYWALL 10013LVT/LAMNT 10003CENTRAL 10004AIR DUCTED 10021001100WOOD FRAME 1001.1.10000100NONE 100Quality04Quality Level 04DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4053.00AREATOTALPCTYEARTOT ADJSUBAREA
TYPE GROSS OF BASE AREAMARKET VALUEBAS864100199386494,250BAS9610020069610,473DCK641020066655FOP96301993293,164STR91020081109STR91020081109TOTALS1,138997108,758EXTRA FEATURES86130 FELMOR RD, YULEE

MARKEADJUSTMENTS

TYPMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND010001997123.6060123.61123,2391990200000011.7588.25Heated Area: 960HX Base Yr

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

STANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE108,758TOTAL MARKET OB/XF VALUE16,898TOTAL LAND VALUE - MARKET63,750TOTAL MARKET VALUE189,406SOH/AGL Deduction34,010ASSESSED VALUE155,396TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE155,396TOTAL JUST VALUE189,406NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE183,197SALES DATAOFF RECORDNumberDATETYPEINSTQU / I V / I RSN CD SALE PRICE1558/03393/28/2008TDQI06100GRANTOR: WILLIAMS H E TRUSTEEGRANTEE: HOME BUYERS OF FLOR1470/11271/09/2007WDQI06100GRANTOR: MORRIS MICHAEL ENOSGRANTEE: WILLIAMS H E TRUSTEBUILDING NOTESBUILDING DIMENSIONS

DCK=[YR=2006] W3 STR=[YR=2008] N3 W3 S3 E3 \$ W5 BAS=[YR=2006] W12 S8 BAS=[YR=1993] W16 S24 E12 FOP=[YR=1993] S8 E12 N3 STR=[YR=2008] E3 N3 W3 S3\$ N5 W12\$ E24 N24 W20\$ E12 N8\$ S8 E8 N8\$.

LAND DESCRIPTION

TOTAL OB/XF

16,898

LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT LND UNITUNIT DPHT % TOT UNIT ADJ UNIT LAND OTHER YEAR DENSITY DECL FRZ YR CONSRVCODEDESCRIPTIONCAPDDZONEUTYPEFACTCONDADJPRICEPRICEVALUEADJUSTMENTS AND NOTES

1000100CRES0RM0.000.000.75AC1.001.001.0085,000.0085,000.0063,750

REVIEW DATE 10/31/2019 BY KKA Total Acres: 0.75 Total Land Value: 63,750 Market: 0 Agricultural: 0 Common: 63,750 PRINTED 07/30/2025 BY SYS