BLOCK B LOT 8
FELMORE PARK SUB PB 3/41

HEIDECKER JOHN F JR TRUST/HEIDECKER JOHN F JR TRUS
86038 JOHN ST
YULEE, FL 32097

2025

51-3N-27-4860-000B-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

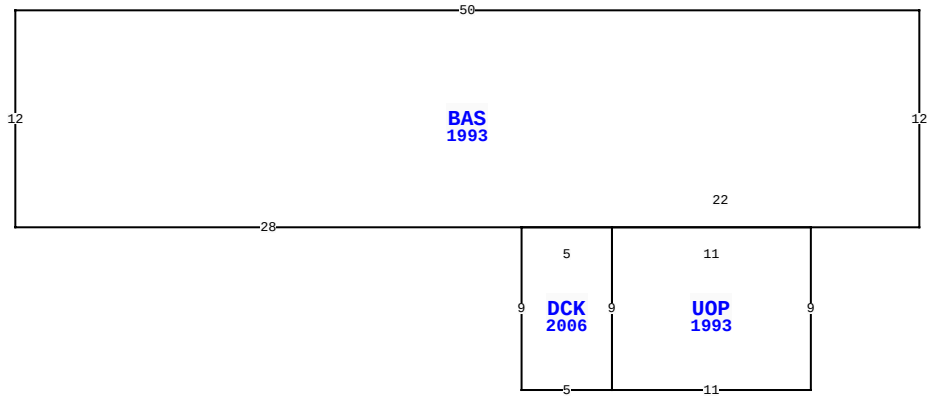
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	6,358
DCK	45	15	2006	7	74
UOP	99	25	1993	25	265
TOTALS	744			632	6,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	632	66.2200	52.98	33,483	1969	1969	0	0	10	70.00	20.00

1 M/H 93- – 0% - 2025 Heated Area: 600 HX Base Yr



86038 JOHN ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	6,697
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	66,697
SOH/AGL Deduction	0
ASSESSED VALUE	66,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,697
TOTAL JUST VALUE	66,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2801/996	7/15/2025	WD	U	I	11	100
GRANTOR: HEIDECKER JOHN						
GRANTEE: HEIDECKER JOHN F JR						
2719/28	6/14/2024	WD	Q	I	02	75,000
GRANTOR: BASS CONNIE JASON JR						
GRANTEE: HEIDECKER JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S12 E28 DCK=[YR=2006] S9 E5 UOP=[YR=1993] E11 N9 W11 S9$ N9 W5$ E22 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0005	RSF-	2100.00	125.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/30/2023 BY NWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS