BLOCK B LOT 10
IN OR 1728/1030
FELMORE PARK SUB PB 3/41

KIRKUS NICK
96131 SWEETBRIER LN
YULEE, FL 32097

2025

51-3N-27-4860-000B-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

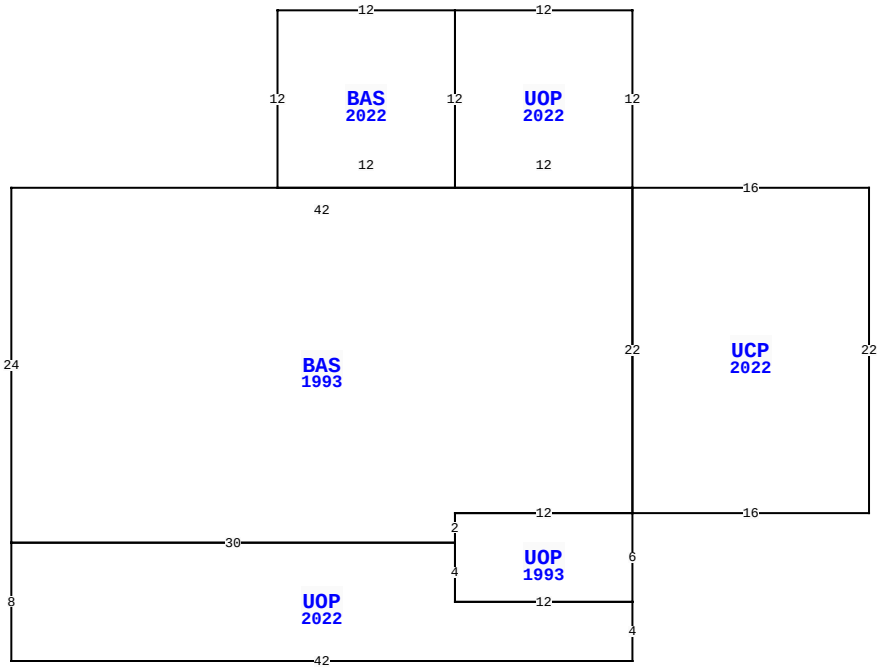
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	1993	984	95,986
BAS	144	100	2022	144	14,046
UCP	352	20	2022	70	6,828
UOP	72	20	1993	14	1,366
UOP	144	20	2022	29	2,829
UOP	288	20	2022	58	5,658
TOTALS	1,984			1,299	126,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,299	115.4400	115.44	149,957	1991	1991	0	0	0	15.50	84.50

1 SINGLE FAM – 0% - 0 Heated Area: 1128 HX Base Yr



86024 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	126,714
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	186,714
SOH/AGL Deduction	29,307
ASSESSED VALUE	157,407
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,407
TOTAL JUST VALUE	186,714
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26238	SHED	18,931	08/02/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1728/1030	3/09/2011	WD	U	I	11	100
GRANTOR: ARCH BAY HOLDINGS LLC						
GRANTEE: KIRKUS NICK						
1711/1654	9/10/2010	QC	U	I	11	100
GRANTOR: REO PROPERTIES CORPOR						
GRANTEE: ARCH BAY HOLDINGS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S24 UOP=[YR=2022] S8 E42 N4 W12 N4 W30$ E30 UOP=[YR=1993] S4 E12 N6 W12 S2$ N2 E12 UCP=[YR=2022] E16 N22 W16 S22$ N22 $ UOP=[YR=2022] N12 W12 BAS=[YR=2022] W12 S12 E12 N12$ S12 E12$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/31/2023 BY NWX Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS