BLOCK B LOT 12
FELMORE PARK SUB PB 3/41

LANHAM JULIE/LANGENECKERT BRYAN
86012 JOHN ST
YULEE, FL 32097

2025

51-3N-27-4860-000B-0120

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	04	PLYWOOD 100
Interior Floo	01	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

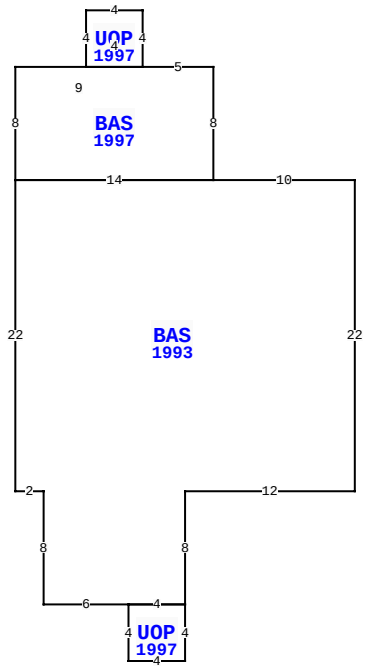
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	608	100	1993	608	16,996
BAS	112	100	1997	112	3,131
UOP	16	20	1997	3	84
UOP	16	20	1997	3	84
TOTALS	752			726	20,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	726	104.5000	104.50	75,867	1960	1960	0	0	50	23.25	26.75

1 SINGLE FAM – 0% - 2023 Heated Area: 720 HX Base Yr



86012 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	20,294
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	80,294
SOH/AGL Deduction	3,887
ASSESSED VALUE	76,407
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,407
TOTAL JUST VALUE	80,294
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M994157	REPAIR/RRF	1,950	01/01/2000
B006772	H/AC	805	01/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2558/1749	4/27/2022	WD	Q	I	01	75,000
GRANTOR: HELLER JAMES T L/E						
GRANTEE: LANHAM JULIER & BRY						
2515/0565	11/12/2021	WD	U	I	11	100
GRANTOR: HELLER JAMES T						
GRANTEE: HELLER MICHAEL STEP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 BAS=[YR=1997] N8 W5 UOP=[YR=1997] N4 W4 S4 E4$ W9 S8 E14 $ W14 S22 E2 S8 E6 UOP=[YR=1997] S4 E4N4 W4$ E4 N8 E12 N22$.

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