BLOCK C LOT 5
FELMORE PARK SUB PB 3/41

CARVER FRANK J
86057 JOHN ST
YULEE, FL 32097

2025

51-3N-27-4860-000C-0050

BUILDING CHARACTERISTICS

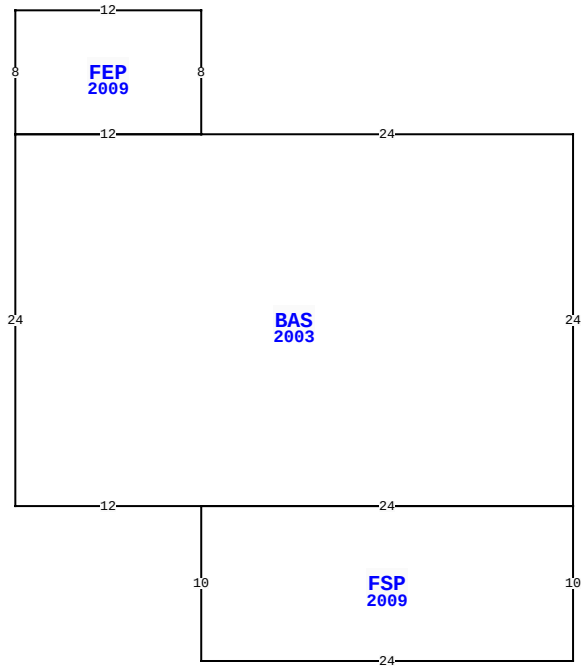
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	864	100	2003	864	40,962
FEP	96	85	2009	82	3,888
FSP	240	60	2009	144	6,827
TOTALS	1,200			1,090	51,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,090	116.2000	98.77	107,659	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2025 Heated Area: 946 HX Base Yr 2025



86057 JOHN ST, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		51,676
TOTAL MARKET OB/XF VALUE		6,770
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		118,446
SOH/AGL Deduction		0
ASSESSED VALUE		118,446
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,724
TOTAL JUST VALUE		118,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23367	ADDITION	8,331	03/01/2010
MH013602	MH MOVE-ON	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2759/1601	12/30/2024	QC	U	I	11	100
GRANTOR: JANLEE PROPERTIES LLC						
GRANTEE: CARVER FRANK J						
2678/767	11/06/2023	WD	Q	I	01	130,000
GRANTOR: CROGHAN JENNIFER						
GRANTEE: JANLEE PROPERTIES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W24 FEP=[YR=2009] N8 W12 S8 E12$ W12 S24 E12
FSP=[YR=2009] S10 E24 N10 W24$ E24 N24 $.

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	100	25	18	450.00	SF	35.00	35.00	100	2003	2003	3	30	4,725	
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	21.30	21.30	100	2010	2010	3	40	2,045	

LAND DESCRIPTION

TOTAL OB/XF 6,770

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	100	0005	RSF-	2100.00	140.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 07/06/2020 BY NWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS