

BLOCK C LOT 11
IN OR 1495/1052
FELMORE PARK SUB PB 3/41

WELLMAN JOY S EST
86011 JOHN STREET
YULEE, FL 32097

2025

51-3N-27-4860-000C-0110



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 90
Interior Floo	07	CORK/VTILE 10
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	750	100
	1995	750
BAS	644	100
	2001	644
PTO	132	5
	1995	7
TOTALS	1,526	1,401
		136,186

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,401	113.3600	113.36	158,817	1980	1995	0	0	0	14.25	85.75	
1 SINGLE FAM - 0% - 2025 Heated Area: 1394 HX Base Yr													
86011 JOHN ST, YULEE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2025 MLU													

TOTALS		1,526				1,401		136,186		86011 JOHN ST, YULEE				XF DATE				LAND DATE		05/07/2025		MLU	
														INC DATE				AG DATE					
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	
1	0940		SHEDS/PORT		0	0	10	12	120.00		SF	30.00		30.00		100	1981	1981	3	20	720		
2	0940		SHEDS/PORT		0	0	8	12	96.00		SF	30.00		30.00		100	2004	2004	3	21	605		
3	0351		CARPORT MT		0	0	20	18	360.00		SF	5.60		5.60		100	2001	2001	3	20	403		