TRACT 89
YULEE HILLS PB 4/31

BARR CHARLES FRANKLIN JR/BARR CHARLES FRANKLIN SR
108 HOLLY DRIVE
FLORAHOME, FL 32140

2025

51-3N-27-4881-0089-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	31	HARDIE BRD 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

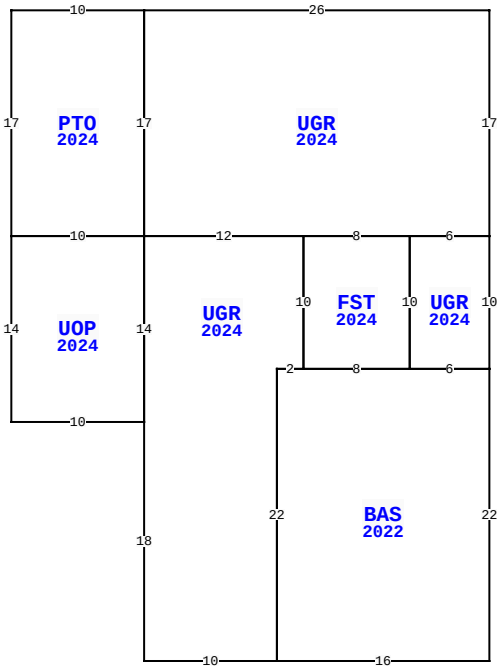
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	352	100	2022	352	17,214
FST	80	55	2024	44	2,152
PTO	170	5	2024	8	391
UGR	60	45	2024	27	1,321
UGR	340	45	2024	153	7,482
UGR	442	45	2024	199	9,732
UOP	140	20	2024	28	1,370
TOTALS	1,584			811	39,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	811	107.8000	57.13	46,332	1980	1995	0	0	0	14.40	85.60

2 ACCESORY U – 0% - 2024 Heated Area: 352 HX Base Yr



86221 MELISSA RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	39,660
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	124,660
SOH/AGL Deduction	0
ASSESSED VALUE	124,660
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,660
TOTAL JUST VALUE	124,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R243029	REROOF WITH METAL	1,500	03/15/2024
B230015482		3,000	12/04/2023
230013582	CO ISSUED		10/24/2023
230004610	CONVERT GAR TO SF	500	04/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/0617	1/19/2023	WD	Q	I	01	120,000
GRANTOR: GLASCOCK CATHERINE &						
GRANTEE: BARR CHARLES F JR &						
1784/0909	3/16/2012	WD	Q	I	02	43,000
GRANTOR: STAKE HELEN P ETAL						
GRANTEE: GLASCOCK CATHERINE						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2024;ORIG=-16,-2] E12 E8 E6 N17 W26 S17 $
UGR=[YR=2024;ORIG=-6,30] W10 N18 N14 E12 S10 W2 S22 $
BAS=[YR=2022;ORIG=10,8] W6 W8 W2 S22 E16 N22 $
PTO=[YR=2024;ORIG=-16,-19] W10 S17 E10 N17 $
UOP=[YR=2024;ORIG=-16,12] W10 N14 E10 S14 $
FST=[YR=2024;ORIG=-4,-2] E8 S10 W8 N10 $
UGR=[YR=2024;ORIG=4,-2] E6 S10 W6 N10 $
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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	0006	RM	153.00	285.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 06/17/2024 BY KW Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS