LOT 22
W H FLOOD SURVEY UNR

FOSTER JAMES & BRENDA TRUSTEES/JAMES & BRENDA FOST
PO BOX 268
YULEE, FL 32041-0268

2025

52-3N-27-4890-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

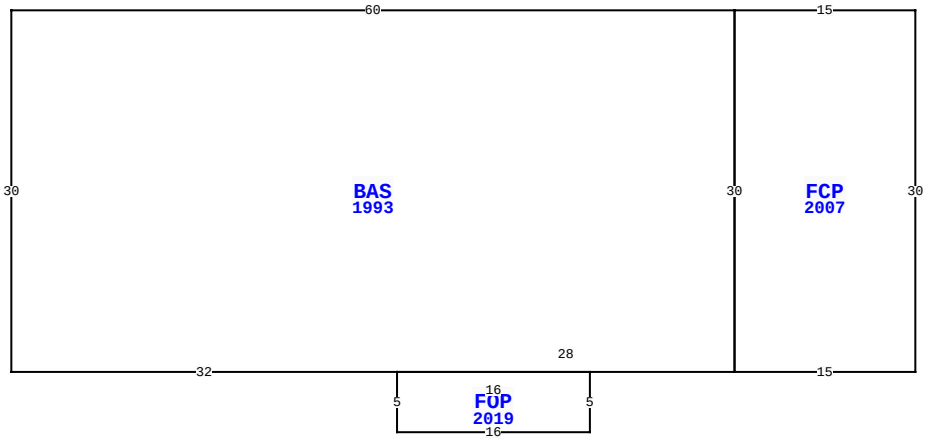
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1993	1,800	134,068
FCP	450	25	2007	112	8,342
FOP	80	30	2019	24	1,788
TOTALS	2,330			1,936	144,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,936	98.9800	98.98	191,625	1970	1975	0	0	0	24.75	75.25

1 SINGLE FAM – 100% - 0 Heated Area: 1800 HX Base Yr



86225 HARRY GREEN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		144,198
TOTAL MARKET OB/XF VALUE		4,354
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		233,552
SOH/AGL Deduction		117,796
ASSESSED VALUE		115,756
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,034
TOTAL JUST VALUE		233,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326199	R/R METERCAN	0	05/01/2013
B20423	CARPORT	19,500	08/01/2007
3282	N/A	26,780	04/05/1986
3322	N/A	3,000	04/05/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1009/0223	9/24/2001	WD	Q	I	06	100
GRANTOR: FOSTER J B & BRENDA						
GRANTEE: FOSTER JAMES B & BR						
0542/0348	5/03/1988	WD	U	I	07	100
GRANTOR: FLOOD W H						
GRANTEE: FOSTER J B (LOT 27)						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2007] W15 BAS=[YR=1993] W60 S30 E32 FOP=[YR=2019] S5 E16 N5 W16$ E28 N30$ S30 E15 N30$.

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	26	22	572.00	SF	35.00	35.00	100	1990	1990	3	20	4,004	
2	0092	AUTO GATE	0	100	0	0	1.00	UT	1,750.00	1,750.00	100	2003	2003	3	20	350	

LAND DESCRIPTION

TOTAL OB/XF 4,354

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	0007	RM	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 10/13/2022 BY NW Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS