LOT 27
W H FLOOD SURVEY UNR

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

2025

52-3N-27-4890-0027-0000

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	08	SHT VINYL 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
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	784	100	1993	784	87,749
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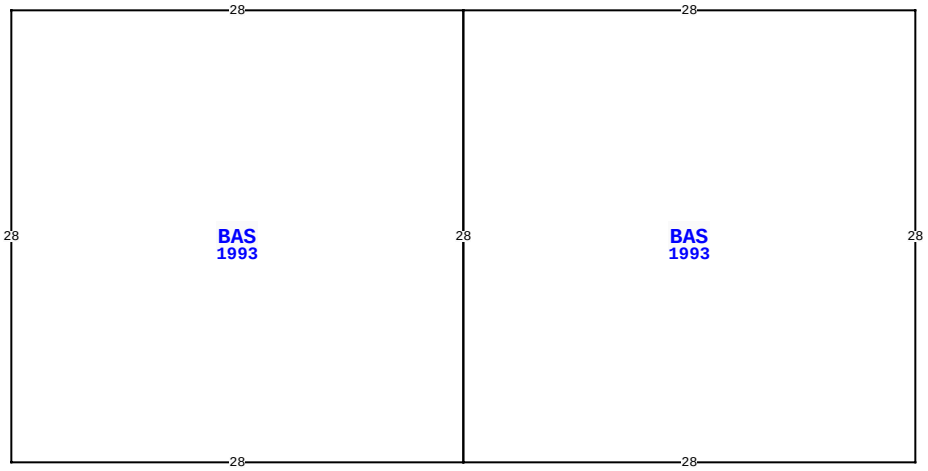
TOTALS	1,568			1,568	175,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,568	104.0400	137.33	215,333	1987	1987	0	0	0	18.50	81.50

1 DUPLEX – 0% - 0 Heated Area: 1568 HX Base Yr



86124 BLADON 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	175,496
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	260,496
SOH/AGL Deduction	4,785
ASSESSED VALUE	255,711
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	255,711
TOTAL JUST VALUE	260,496
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1009/0228	9/24/2001	WD	Q	I	06	100

GRANTOR: FOSTER J B & BRENDA

GRANTEE: FOSTER J B & BRENDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 BAS=[YR=1993] W28 S28 E28 N28$ S28 E28 N28$.

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	000800	C	MULTI-FAMILY	0	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 09/25/2024 BY KWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS