LOTS 40 & 41
W H FLOOD SURVEY UNR

HERBERT MITCHELL & MARTHA G
86194 WELDON AVE
YULEE, FL 32041

2025

52-3N-27-4890-0040-0000

BUILDING CHARACTERISTICS

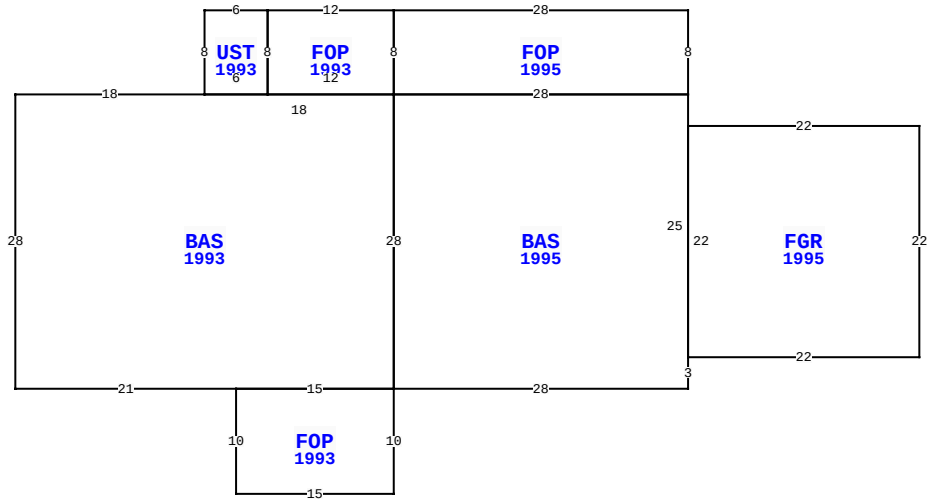
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,008	100	1993	1,008	85,606
BAS	784	100	1995	784	66,582
FGR	484	55	1995	266	22,590
FOP	96	30	1993	29	2,463
FOP	150	30	1993	45	3,822
FOP	224	30	1995	67	5,690
UST	48	45	1993	22	1,868
TOTALS	2,794			2,221	188,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,221	108.8780	108.88	241,822	1968	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 0 Heated Area: 1792 HX Base Yr



86194 WELDON AVE, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		188,621
TOTAL MARKET OB/XF VALUE		55,290
TOTAL LAND VALUE - MARKET		159,800
TOTAL MARKET VALUE		403,711
SOH/AGL Deduction		227,615
ASSESSED VALUE		176,096
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,374
TOTAL JUST VALUE		403,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0162/0205	1/25/1974	WD	U	I		0

GRANTOR: SYLVESTER DENNIS D &

GRANTEE: HERBERT MITCHELL M

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1995] W28 FOP=[YR=1993] W12 UST=[YR=1993] W6 S8
BAS=[YR=1993] W18 S28 E21 FOP=[YR=1993] S10 E15 N10 W15$ E15
BAS=[YR=1995] E28 N3 FGR=[YR=1995] E22 N22 W22 S22$ N25 W28
S28$ N28 W18$ E6 N8$ S8 E12 N8$ S8 E28 N8$.

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	0810	CONCRETE A	0	100	0	0	385.00	SF	6.50	6.50	100	1980	1980	3	30	751	
2	0940	SHEDS/PORT	0	100	18	28	700.00	SF	13.20	13.20	100	1975	1975	3	20	1,848	
3	0866	POOL FIBER	0	100	15	36	540.00	SF	72.00	72.00	100	1985	1985	3	20	7,776	
4	0845	KOOL DECK	0	100	100	3	300.00	SF	7.25	7.25	100	1985	1985	3	44	957	
5	0850	PEBBLE WLK	0	100	0	0	371.00	SF	3.50	3.50	100	1985	1985	3	44	571	
6	0811	CONCRETE B	0	100	0	0	1,364.00	SF	5.20	5.20	100	1990	1990	3	57	4,043	
7	0940	SHEDS/PORT	0	100	29	16	464.00	SF	30.00	30.00	100	1978	1978	3	20	2,784	
8	0351	CARPORT MT	0	100	20	20	400.00	SF	4.00	4.00	100	2006	2006	3	24	384	
9	0810	CONCRETE A	0	100	28	18	504.00	SF	6.50	6.50	100	2010	2010	3	90	2,948	
10	0511	GARAGE CB-	0	100	28	26	728.00	SF	40.00	40.00	100	2010	2010	3	90	26,208	

TOTAL OB/XF 48,270

LAND DESCRIPTION

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	1.88	AC		1.00	1.00	1.00	85,000.00	85,000.00	159,800							

REVIEW DATE 07/28/2021 BY NW Total Acres: 1.88 Total Land Value: 159,800 Market: 0 Agricultural: 0 Common: 159,800 PRINTED 07/30/2025 BY SYS

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11	0351	CARPORT MT	0	100	35	18	630.00	SF	10.00	10.00	100	2018	2018	3	78	4,914	
12	0351	CARPORT MT	0	100	30	18	540.00	SF	6.00	6.00	100	2015	2015	3	65	2,106	

LAND DESCRIPTION

TOTAL OB/XF 7,020

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

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