LOT 44
IN OR 2386/106
W H FLOOD SURVEY UNR

LECONTE MICHAELE REV LVG TRUST/LECONTE MICHAELE TR
95015 BUCKEYE CT
FERNANDINA BEACH, FL 32034

2025

52-3N-27-4890-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
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

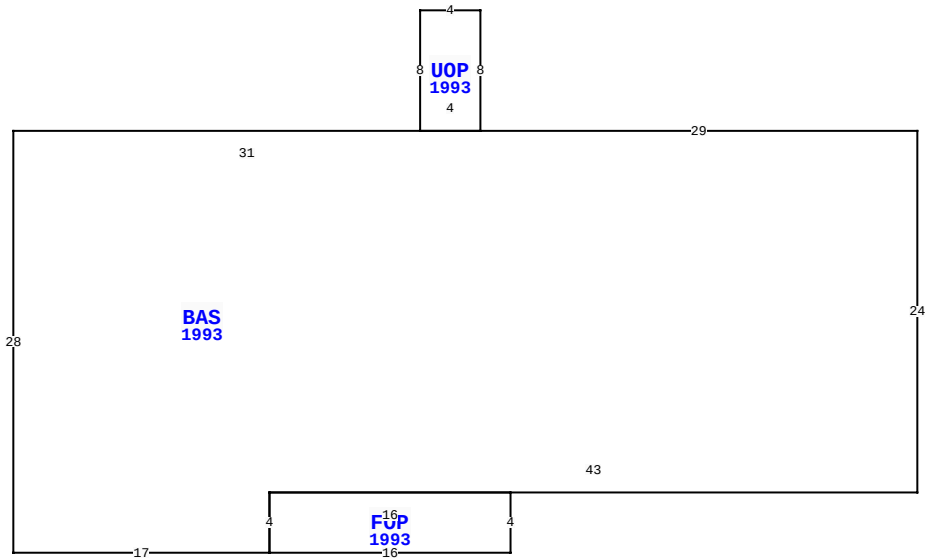
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1993	1,508	128,906
FOP	64	30	1993	19	1,624
UOP	32	20	1993	6	513
TOTALS	1,604			1,533	131,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,533	113.2200	113.22	173,566	1964	1975	0	0	0	24.50	75.50

1 SINGLE FAM – 0% - 0 Heated Area: 1508 HX Base Yr



86098 WELDON AVE, 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	131,042
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	106,250
TOTAL MARKET VALUE	237,292
SOH/AGL Deduction	46,320
ASSESSED VALUE	190,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,972
TOTAL JUST VALUE	237,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,316

MISC STRG = NV: KW 4/2024

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2386/0106	8/18/2020	WD	U	I	11	100
GRANTOR: LECONTE MICHAELE D						
GRANTEE: LECONTE MICHAELE RE						
2007/1461	9/30/2015	SW	U	I	12	97,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: LECONTE MICHAELE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 UOP=[YR=1993] N8 W4 S8 E4$ W31 S28 E17
FOP=[YR=1993] E16 N4 W16 S4$ N4 E43 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0007	RM	0.00	0.00	1.25	AC		1.00	1.00	1.00	85,000.00	85,000.00	106,250							

REVIEW DATE 04/15/2024 BY KWA Total Acres: 1.25 Total Land Value: 106,250 Market: 0 Agricultural: 0 Common: 106,250 PRINTED 07/30/2025 BY SYS