PT OF LOTS 45 & 46
IN OR 2449/97
(EX OR 86/315)

WILLIAMS JASPER W L/E/
86228 FELMOR RD
YULEE, FL 32097

2025

52-3N-27-4890-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

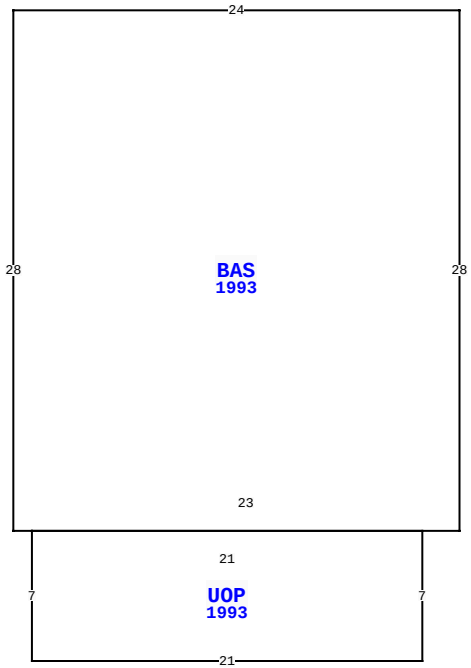
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	25,217
UOP	147	20	1993	29	1,088
TOTALS	819			701	26,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	701	75.0500	75.05	52,610	1961	1961	0	0	0	50.00	50.00

1 SINGLE FAM – 0% - 0 Heated Area: 672 HX Base Yr 1981



86228 FELMOR 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		80,831
TOTAL MARKET OB/XF VALUE		8,472
TOTAL LAND VALUE - MARKET		199,538
TOTAL MARKET VALUE		288,841
SOH/AGL Deduction		200,798
ASSESSED VALUE		88,043
TOTAL EXEMPTION VALUE	HX HB	37,369
BASE TAXABLE VALUE		50,674
TOTAL JUST VALUE		288,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH93-041	MH MOVE-ON	3,500	05/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2469/0112	6/08/2021	LE	U	I	11	100
GRANTOR: WILLIAMS JASPER W L/E						
GRANTEE: WILLIAMS JOHN W						
2449/0097	3/09/2021	LE	U	I	11	100
GRANTOR: WILLIAMS JASPER W						
GRANTEE: WILLIAMS JASPER W L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S28 E1 UOP=[YR=1993] S7 E21 N7 W21$ E23 N28$.

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	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
2	0351	CARPORT MT	0	100	20	24	480.00	SF	10.00	10.00	100	1998	1998	3	20	960	
3	0680	POLE SHED	0	100	27	28	756.00	SF	10.00	10.00	100	1961	1961	3	20	1,512	

LAND DESCRIPTION

TOTAL OB/XF 8,472

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		RM	0.00	0.00	3.13	AC		1.00	1.00	0.75	85,000.00	63,750.00	199,538							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 3.13 Total Land Value: 199,538 Market: 0 Agricultural: 0 Common: 199,538 PRINTED 07/30/2025 BY SYS

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Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

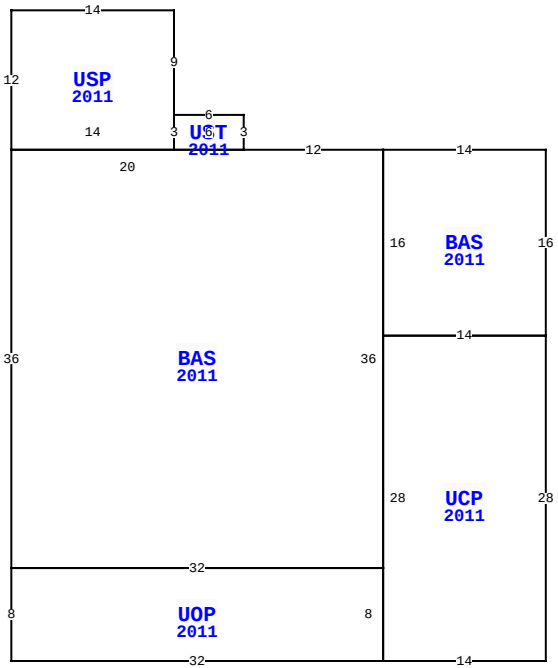
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	224	100	2011	224	7,814
BAS	1,152	100	2011	1,152	40,188
UCP	392	20	2011	78	2,721
UOP	256	20	2011	51	1,779
USP	168	30	2011	50	1,745
UST	18	45	2011	8	279
TOTALS	2,210			1,563	54,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,563	69.7680	69.77	109,051	1955	1955	0	0	0	50.00	50.00

2 SINGLE FAM – 100% - 0 Heated Area: 1376 HX Base Yr 1981



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NASSAU COUNTY PROPERTY

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2449/0097	3/09/2021	LE	U	I	11	100
GRANTOR: WILLIAMS JASPER W						
GRANTEE: WILLIAMS JASPER W L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W14 BAS=[YR=2011] W12 UST=[YR=2011] N3 W6 USP=[YR=2011] N9 W14 S12 E14 N3$ S3 E6$ W20 S36 UOP=[YR=2011] S8 E32 UCP=[YR=2011] E14 N28 W14 S28$ N8 W32$ E32 N36$ S16 E14 N16$.

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

REVIEW DATE 04/03/2024 BY KBA Total Acres: 3.13 Total Land Value: 199,538 Market: 0 Agricultural: 0 Common: 199,538 PRINTED 07/30/2025 BY SYS