E'LY 208.72 FT OF LOTS 47 & 48
IN OR 2533/1168
FLOOD SURVEY UNR

FLOOD DAVID
612 RANKIN ST
ADDALUSIA, AL 36420

2025

52-3N-27-4890-0047-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	03	Quality Level 03

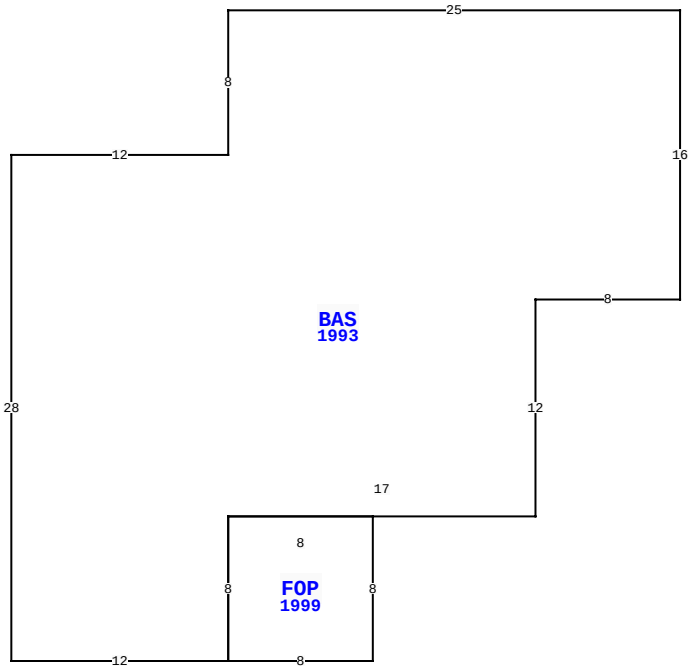
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	940	100	1993	940	80,907
FOP	64	30	1999	19	1,635
TOTALS	1,004			959	82,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	959	106.9200	106.92	102,536	1970	1975	0	0	0	19.50	80.50

1 SINGLE FAM – 0% - 2023 Heated Area: 940 HX Base Yr



86257 WELDON AV, 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	82,541
TOTAL MARKET OB/XF VALUE	5,746
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	173,287
SOH/AGL Deduction	1,394
ASSESSED VALUE	171,893
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,893
TOTAL JUST VALUE	173,287
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2533/1168	1/27/2022	FJ	U	I	11	100

GRANTOR: FLOOD JOSEPH A EST
GRANTEE: FLOOD DAVID

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S8 W12 S28 E12 FOP=[YR=1999] E8 N8 W8 S8$ N8 E17 N12 E8 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
1	0510	GARAGE WD-	1	0	32	19	608.00	SF	35.00	35.00	100	2023	1990		27	5,746	

LAND DESCRIPTION

TOTAL OB/XF 5,746

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

REVIEW DATE 03/21/2024 BY KWX Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS