LOTS 52 & 53
IN OR 569/218
(EX PT IN OT 2782/1742)

ROWE BRENDA GILL
86179 WELDON AVENUE
YULEE, FL 32097

2025

52-3N-27-4890-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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
Quality	03	Quality Level 03

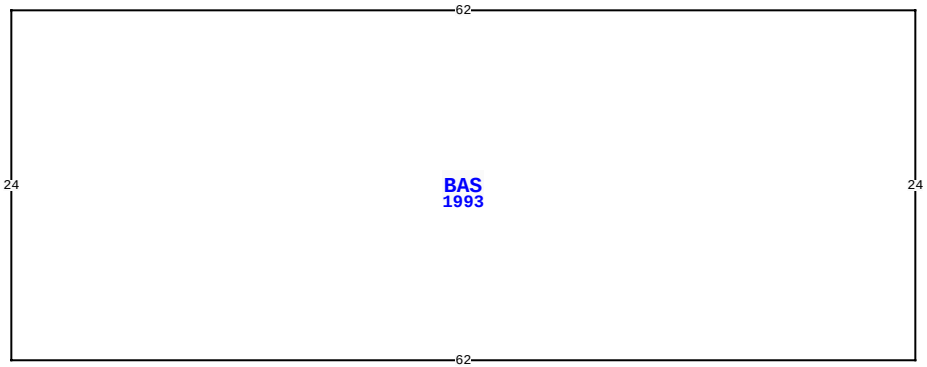
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1993	1,488	42,140
TOTALS	1,488			1,488	42,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,488	118.0000	94.40	140,467	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1488 HX Base Yr 1973



86179 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		42,140
TOTAL MARKET OB/XF VALUE		3,360
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		105,500
SOH/AGL Deduction		91,553
ASSESSED VALUE		13,947
TOTAL EXEMPTION VALUE	HX HB WX DX SL	13,947
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		105,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4071	H/AC	3,460	01/15/1992
5547	REMODEL	600	12/01/1988
3309	REMODEL	750	12/01/1988
5067	ADDITION	18,150	08/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0569/0218	5/04/1989	WD	U	I	07	100
GRANTOR: COOPER W T ET AL						
GRANTEE: ROWE BRENDA G						
0550/0701	8/18/1988	WD	U	I	10	3,000
GRANTOR: COOPER W T						
GRANTEE: ROWE BRENDA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 S24 E62 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
3	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	1986	1986	3	20	3,360	

LAND DESCRIPTION

TOTAL OB/XF 3,360

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	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/12/2025 BY KWA Total Acres: 0.30 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS