LOT 22
PT OF OR 456 PG 203
JAMES D CARR SUB UNR

DAVIS MARVIN R EST
C/O WESLEY R POOLE, 303 CENTRE ST STE 200
FERNANDINA BEACH, FL 32034

2026

42-2N-27-4350-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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

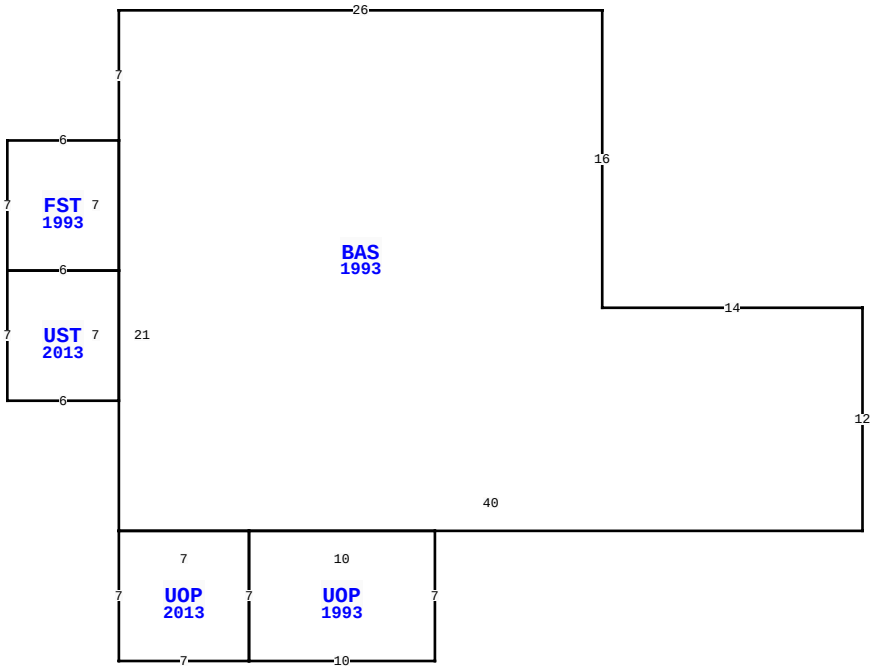
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	1993	896	74,296
FST	42	55	1993	23	1,907
UOP	70	20	1993	14	1,161
UOP	49	20	2013	10	830
UST	42	45	2013	19	1,575
TOTALS	1,099			962	79,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	962	101.5740	106.65	102,597	1965	1965	0	0	0	22.25	77.75

1 SINGLE FAM 0% - 0 Heated Area: 896 HX Base Yr



86030 DUKE RD, YULEE

BLD DATE	10/04/2013	KK	LGL DATE	
XF DATE			LAND DATE	05/07/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	79,769
TOTAL MARKET OB/XF VALUE	264
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	145,033
SOH/AGL Deduction	27,739
ASSESSED VALUE	117,294
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,294
TOTAL JUST VALUE	145,033
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0456/0203	5/25/1985	WD	U	I	11	100

GRANTOR: WALKER EMORY E

GRANTEE: DAVIS MARVIN R & ED

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 N16 W26 S7 FST=[YR=1993] W6 S7
UST=[YR=2013] S7 E6 N7 W6 $ E6 N7 $ S21 UOP=[YR=2013] S7 E7
UOP=[YR=1993] E10 N7 W10 S7$ N7 W7$ E40 N12$.

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	1242	WD DECK A	0	0	11	12	132.00	SF	10.00	10.00	100	2000	2000	3	20	264	

LAND DESCRIPTION

TOTAL OB/XF 264

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	88.00	97.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS