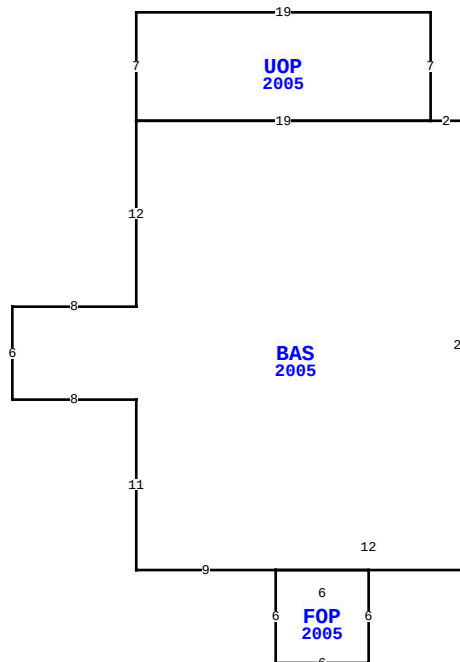


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																									
Exterior Wall	05	AVERAGE 100	0100	01	695	111.4300	117.00	81,315	1930	1950	0	0	0	26.00	74.00	VALUATION SUMMARY																									
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 0% - 0										Heated Area: 657					HX Base Yr					STANDARD																		
Roof Cover	01	MINIMUM 100															VALUATION BY																								
Interior Wall	04	PLYWOOD 100															Tax Group: 4					Tax Dist:					60,173														
Interior Floor	14	CARPET 90															BUILDING MARKET VALUE										0														
Interior Floor	15	HARDTILE 10															TOTAL MARKET OB/XF VALUE										161,400														
Air Condition	01	NONE 100															TOTAL LAND VALUE - MARKET										150,505														
Heating Type	02	CONVECTION 100															TOTAL MARKET VALUE										39,241														
Bedrooms	2	100															SOH/AGL Deduction										111,264														
Bathrooms	1	100															ASSESSED VALUE										0														
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE										111,264														
Stories	1.	1. 100															BASE TAXABLE VALUE										221,573														
Units	0	100															TOTAL JUST VALUE										0														
Occupancy	00	NONE 100															NCON VALUE										INCOME VALUE														
Quality		03	Quality Level 03													PREVIOUS YEAR MKT VALUE					213,902																				
DOR CODE		5000	IMPROVED AG																																						
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	657	100	2005	657	56,883																																				
FOP	36	30	2005	11	952																																				
UOP	133	20	2005	27	2,338																																				
TOTALS		826		695	60,173	86902 GOODBREAD RD, YULEE										BLD DATE					LGL DATE																				
EXTRA FEATURES																XF DATE					LAND DATE																				
												INC DATE					AG DATE					05/08/2026																			
L N	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	10/21/2024																								
																	MLU KBA																								
BUILDING DIMENSIONS																	BAS=[YR=2005] W2 UOP=[YR=2005] N7W19S7 E19 \$W19 S12 W8 S6 E8																								
																	S11 E9 FOP=[YR=2005] S6 E6 N6 W6\$ E12 N29\$.																								
																	LAND DESCRIPTION										TOTAL OB/XF										0				
																	L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
																	1	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							
																	2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	0.84	AC		1.00	1.00	1.00	395.00	395.00	332							
																	3	009910	M	MARKET VALUE	0		OR	0.00	0.00	0.84	AC		1.00	1.00	1.00	85,000.00	85,000.00	71,400							
																	REVIEW DATE		01/01/2023		BY	CD	Total Acres: 1.84		Total Land Value: 90,332				Market: 71,400				Agricultural: 332		Common: 90,000				PRINTED 07/09/2026 BY SYS		