PT LOT 90
IN OR 2615/1618
(EX OR 2006/1546 &

BEALE JAMES WILLAIM JR/FIELDS JAMES
78327 SADDLE ROCK ROAD
YULEE, FL 32097

**2026**

**50-3N-27-4720-0090-0040**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 1001 | V C W/XFOB | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4051.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

86377 GOODBREAD RD, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 05/11/2022 | KK | LGL DATE | 05/11/2026 DC |
| XF DATE | | | LAND DATE | |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 3,008 |
| TOTAL LAND VALUE - MARKET | 108,900 |
| TOTAL MARKET VALUE | 111,908 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 111,908 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 111,908 |
| TOTAL JUST VALUE | 111,908 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 112,015 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2615/1618 | 1/27/2023 | WD | U | V | 37 | 70,000 |
| GRANTOR: ABOVE BASKETBALL ACAD | | | | | | |
| GRANTEE: BEALE JAMES WILLIAM | | | | | | |
| 2392/1556 | 9/16/2020 | WD | Q | I | 03 | 327,000 |
| GRANTOR: HALLS SALVAGE LLC | | | | | | |
| GRANTEE: ABOVE BASKETBALL AC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 0464 | FNC GT 10' | 0 | 0 | 0 | 0 | 2.00 | UT | 350.00 | 350.00 | 100 | 1993 | 1993 | 3 | 28 | 196 | |
| 2 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 131.00 | LF | 20.00 | 20.00 | 100 | 1993 | 1993 | 3 | 28 | 734 | |
| 3 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 371.00 | LF | 20.00 | 20.00 | 100 | 1993 | 1993 | 3 | 28 | 2,078 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,008

| 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 | 001001 | C | V CM/XFOBT | 0 | | CG | 0.00 | 0.00 | 54,450.00 | SF | | 1.00 | 1.00 | 1.00 | 2.00 | 2.00 | 108,900 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 108,900 Market: 0 Agricultural: 0 Common: 108,900 PRINTED 07/09/2026 BY SYS