S-2 OF LOT 91 R434280
IN OR 2573/969
NORTH YULEE PB 2/26

WARD JULIA & RYAN
86154 GRAHAM CT
YULEE, FL 32097

2026

50-3N-27-4720-0091-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

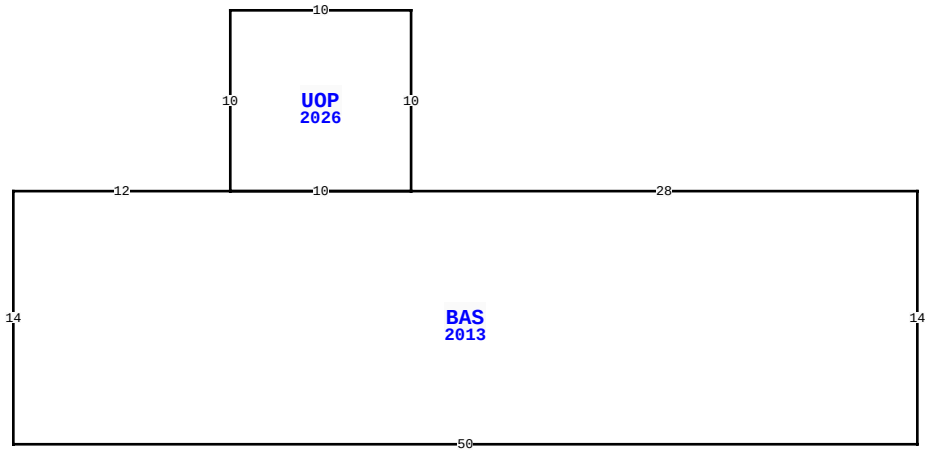
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
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	700	100	2013	700	21,134
UOP	100	25	2026	25	755
TOTALS	800			725	21,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	725	118.4000	100.64	72,964	1988	1988	0	0	0	70.00	30.00

2 M/H 93- 0% - 2023 Heated Area: 700 HX Base Yr



86341 GOODBREAD RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	21,889
TOTAL MARKET OB/XF VALUE	4,512
TOTAL LAND VALUE - MARKET	69,300
TOTAL MARKET VALUE	95,701
SOH/AGL Deduction	0
ASSESSED VALUE	95,701
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,701
TOTAL JUST VALUE	95,701
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135487	CO ISSUED	0	08/14/2013
E1326418	NEW CONSTR	0	07/01/2013
MH135487	MH MOVE-ON	0	07/01/2013
M1318537	H/AC	0	07/01/2013
B1327378	DEMOLITION	200	06/01/2013
973595	CHNGE SRVC	0	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/0969	6/27/2022	QC	U	I	11	100
GRANTOR: JOHNS TAMMY RENE						
GRANTEE: WARD JULIA & RYAN						
1608/0172	3/02/2009	QC	U	I	11	100
GRANTOR: BASS MARY J SWAILS						
GRANTEE: JOHNS TAMMY RENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W28 W10 W12 S14 E50 N14 $
UOP=[YR=2026;ORIG=-38,-10] E10 S10 W10 N10 $
.

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
2	0681	POLE SHED	0	0	20	8	160.00	SF	15.00	15.00	100	1984	1984	3	20	480	
3	0510	GARAGE WD-	0	0	20	24	480.00	SF	35.00	35.00	100	1998	1998	3	24	4,032	

LAND DESCRIPTION

TOTAL OB/XF 4,512

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		OR	150.00	224.00	0.77	AC		1.00	1.00	1.00	90,000.00	90,000.00	69,300							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.77 Total Land Value: 69,300 Market: 0 Agricultural: 0 Common: 69,300 PRINTED 07/09/2026 BY SYS