LOT 4
YULEE PARK PB 5/31

BELL AARON M & ALISON N
86511 GOODBREAD RD
YULEE, FL 32097

2026

50-3N-27-4780-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

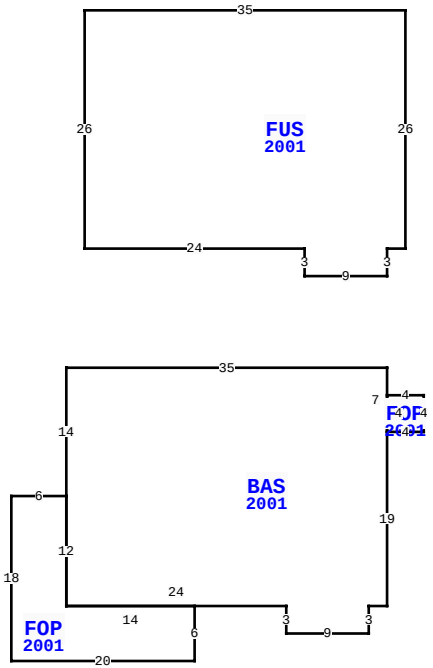
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	937	100	2001	937	105,273
FOP	16	30	2001	5	562
FOP	192	30	2001	58	6,516
FUS	937	100	2001	937	105,273
TOTALS	2,082			1,937	217,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,937	120.9075	126.95	245,902	2001	2001	0	0	0	11.50	88.50

1 SINGLE FAM 100% - 2021 Heated Area: 1874 HX Base Yr 2021



86511 GOODBREAD RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		217,623
TOTAL MARKET OB/XF VALUE		442
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		308,065
SOH/AGL Deduction		119,562
ASSESSED VALUE		188,503
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		137,092
TOTAL JUST VALUE		308,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E018169	NEW CONSTR	0	06/01/2001
M015067	H/AC	0	05/01/2001
B07635	NEW CONSTR	101,580	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2412/1466	11/23/2020	WD	Q	I	01	239,500
GRANTOR: HUNTER MARK C & SHEEN						
GRANTEE: BELL AARON M & ALIS						
1791/1701	4/25/2012	WD	Q	I	02	112,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: HUNTER MARK CHRISTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W35 S14 FOP=[YR=2001] W6 S18 E20 N6 W14 N12 $ S12 E24 S3 E9 N3 E2 N19 FOP=[YR=2001] E4 N4 W4 S4 $ N7 $ PTR= N10 FUS=[YR=2001] N3 E2 N26 W35 S26 E24 S3 E9 $ S10 $.

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	0681	POLE SHED	0	100	16	8	128.00	SF	15.00	15.00	100	1997	1997	3	23	442	

LAND DESCRIPTION

TOTAL OB/XF 442

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		OR	125.00	355.00	1.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS