BLOCK C LOT 1
FELMORE PARK SUB PB 3/41

JANLEE PROPERTIES LLC
940820 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2026

51-3N-27-4860-000C-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

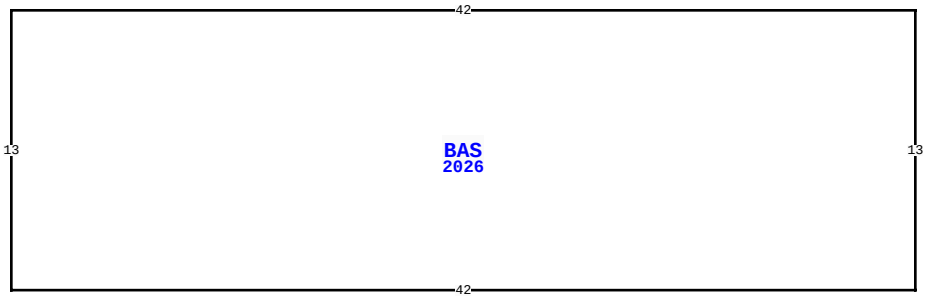
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	546	100	2026	546	30,638
TOTALS	546			546	30,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	546	141.7000	127.53	69,631	2001	2001	0	0	0	56.00	44.00

1 M/H 94+ 0% - 2026 Heated Area: 546 HX Base Yr



86095 JOHN ST, 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	30,638
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	95,638
SOH/AGL Deduction	0
ASSESSED VALUE	95,638
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,638
TOTAL JUST VALUE	95,638
NCON VALUE	30,638
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260004848			05/06/2026
MH250005887	REPLCMNT SW/MH	0	06/02/2025
B24234	DEMOLITION	500	12/01/2010
C5157	CO ISSUED	0	04/14/2009
MH5157	MH MOVE-ON	0	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2762/49	1/02/2025	QC	U	I	11	100
GRANTOR: CARVER JANET A						
GRANTEE: JANLEE PROPERTIES L						
2745/991	10/22/2024	QC	U	I	11	100
GRANTOR: JANLEE PROPERTIES LLC						
GRANTEE: CARVER JANET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=20,10] E42 S13 W42 N13 $
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EXTRA FEATURES

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

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	000100	C	RES	0	0005	RSF-	2100.00	140.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/29/2025 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS