

CARVER FRANK J
86057 JOHN ST
YULEE, FL 32097

2026

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	VALUATION SUMMARY											
Exterior Wall		30	VINYL 100		0800	02	1,090	116.2000	104.58	113,992	2002	2002	0	0	0	54.00	46.00	VALUATION BY												
Roof Structure		03	GABLE/HIP 100		1 M/H 94+ 100% - 2025														Heated Area: 946 HX Base Yr 2025											
Roof Cover		03	COMP SHNGL 100																											
Interior Wall		05	DRYWALL 100																											
Interior Floor		14	CARPET 80																											
Interior Floor		08	SHT VINYL 20																											
Air Condition		03	CENTRAL 100																											
Heating Type		04	AIR DUCTED 100																											
Bedrooms			2 100																											
Bathrooms			2 100																											
Frame		02	WOOD FRAME 100																											
Stories		1.	1. 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	864	100	2003	864	41,564																									
FEP	96	85	2009	82	3,945																									
FSP	240	60	2009	144	6,928																									
TOTALS		1,200			1,090	52,436																								
EXTRA FEATURES					86057 JOHN ST, YULEE																									
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														
1	0510	GARAGE WD-	0 100	25	18	450.00	SF	35.00	35.00	100	2003	2003	3	29	4,568															
2	0940	SHEDS/PORT	0 100	20	12	240.00	SF	30.00	30.00	100	2010	2010	3	35	2,520															