BLOCK C LOT 9
FELMORE PARK SUB
PB 3/41

STANLEY TIMOTHY & EVER
86023 JOHN ST
YULEE, FL 32097

2026

51-3N-27-4860-000C-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

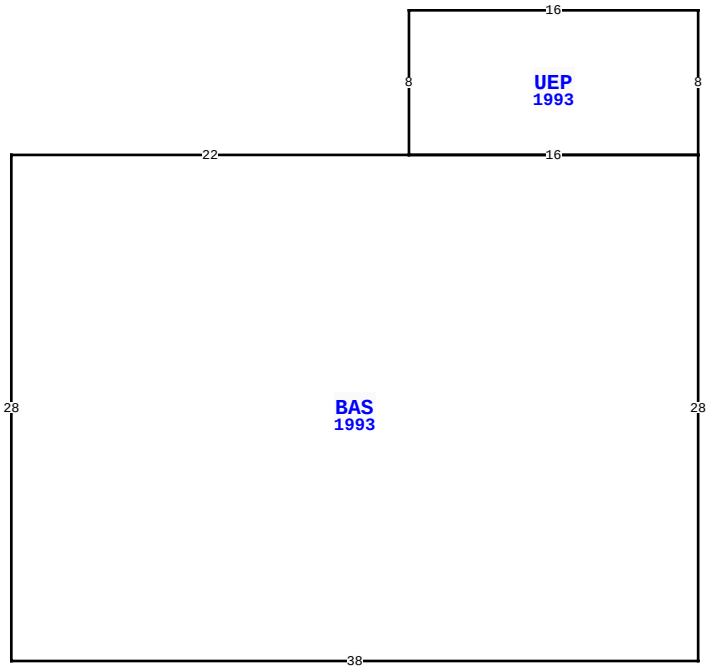
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,064	100	1993	1,064	58,883
UEP	128	60	1993	77	4,261
TOTALS	1,192			1,141	63,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,141	90.1000	94.60	107,939	1957	1957	0	0	0	41.50	58.50

1 SINGLE FAM 100% - 2025 Heated Area: 1064 HX Base Yr 2025



86023 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		63,144
TOTAL MARKET OB/XF VALUE		648
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		128,792
SOH/AGL Deduction		4,134
ASSESSED VALUE		124,658
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		68,247
TOTAL JUST VALUE		128,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2731/296	7/05/2024	WD	U	I	11	100
GRANTOR: GASKINS JAMES D						
GRANTEE: STANLEY TIMOTHY & E						
2366/0441	6/02/2020	WD	U	I	11	100
GRANTOR: GASKINS JAMES D & SHA						
GRANTEE: GASKINS JAMES D & S						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1993] W16 S8 BAS=[YR=1993] W22 S28 E38 N28 W16 $ E16 N8 $.

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	0940	SHEDS/PORT	0	100	6	18	108.00	SF	30.00	30.00	100	1980	1980	3	20	648	

LAND DESCRIPTION

TOTAL OB/XF 648

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	0005	RSF-	2100.00	150.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/25/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS