BLOCK C LOT 11
FELMORE PARK SUB PB 3/41

KANELY LACIE RENEE/PRIBULICK RYAN DANIEL
86011 JOHN STREET
YULEE, FL 32097

**2026**

**51-3N-27-4860-000C-0110**

## BUILDING CHARACTERISTICS

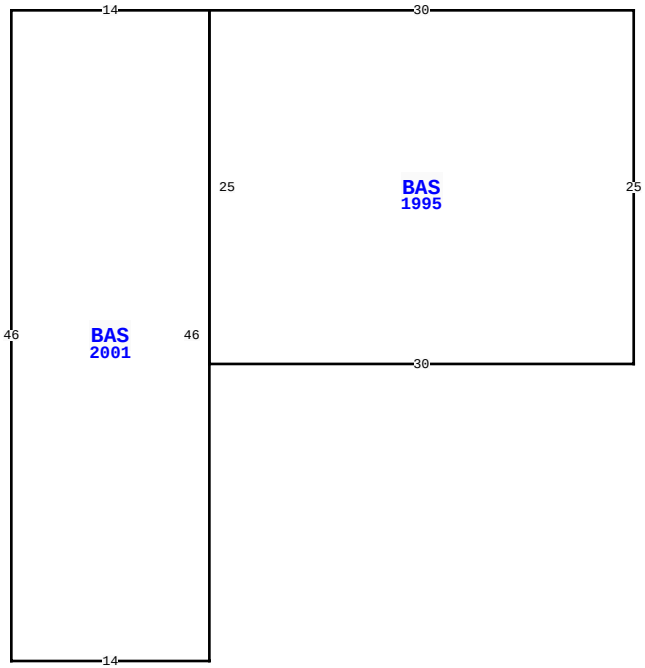
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 07 | CORK/VTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 750 | 100 | 1995 | 750 | 37,048 |
| BAS | 644 | 100 | 2001 | 644 | 31,812 |
| TOTALS | 1,394 | | | 1,394 | 68,860 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,394 | 113.3600 | 119.03 | 165,928 | 1980 | 1980 | 0 | 0 | 40 | 18.50 | 41.50 |

1 SINGLE FAM 0% - 2025 Heated Area: 1394 HX Base Yr




86011 JOHN ST, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 68,860 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 133,860 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 133,860 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 133,860 |
| TOTAL JUST VALUE | 133,860 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 197,914 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M014889 | H/AC | 0 | 02/01/2001 |
| B996501 | NEW CONSTR | 26,460 | 10/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2847/0203 | 2/12/2026 | WD | Q | I | 01 | 142,000 |
| GRANTOR: WELLMAN DAMIEN A | | | | | | |
| GRANTEE: KANELY LACIE RENE | | | | | | |
| 2831/468 | 11/23/2025 | FJ | U | I | 11 | 0 |
| GRANTOR: WELLMAN JOY SUE EST | | | | | | |
| GRANTEE: WELLMAN DAMIEN A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W30 S25 E30 N25 $
BAS=[YR=2001;ORIG=-30,0] W14 S46 E14 N46 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0005 | RSF- | 2100.00 | 160.00 | 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