LOTS 47 & 48 (EX E'LY 208.72 FT)
& PT SEC 51-3N-27E
IN OR 2699/278

FORBES TROY
86182 FELMOR RD
YULEE, FL 32097

2026

52-3N-27-4890-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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

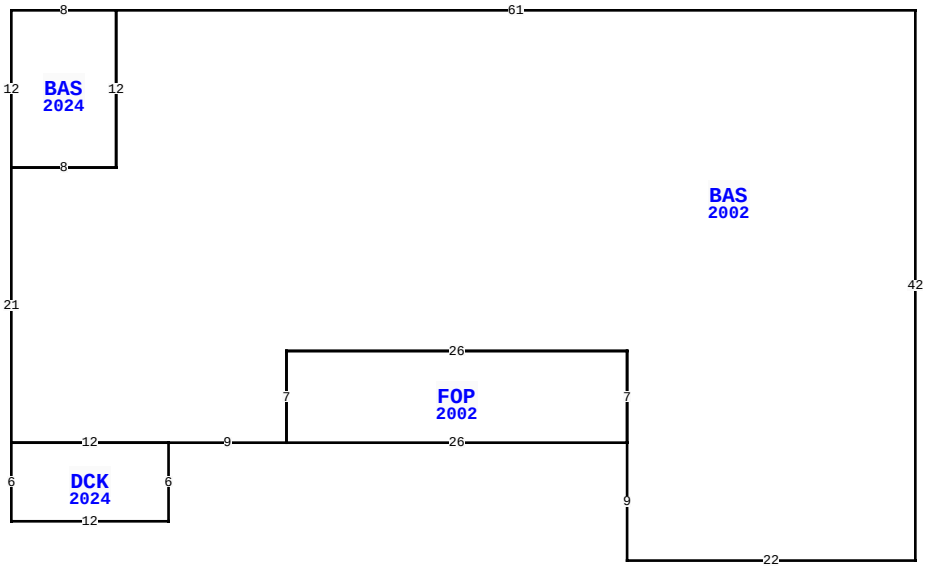
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,197	100	2002	2,197	173,703
BAS	96	100	2024	96	7,590
DCK	72	10	2024	7	554
FOP	182	30	2002	55	4,348
TOTALS	2,547			2,355	186,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,355	118.5800	124.51	293,221	1967	1972	0	0	0	36.50	63.50

2 SINGLE FAM 0% - 2025 Heated Area: 2293 HX Base Yr



86182 FELMOR 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	186,195
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	112,500
TOTAL MARKET VALUE	298,695
SOH/AGL Deduction	0
ASSESSED VALUE	298,695
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,695
TOTAL JUST VALUE	298,695
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24351	REPAIR/RRF	4,000	02/01/2011
M015092	H/AC	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/278	3/06/2024	WD	Q	I	01	325,000
GRANTOR: FLOOD DAVID						
GRANTEE: FORBES TROY						
2533/1168	1/27/2022	FJ	U	I	11	100
GRANTOR: FLOOD JOSEPH A EST						
GRANTEE: FLOOD DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=-1,0] W61 S12 W8 S21 E12 E9 N7 E26 S7 S9 E22 N42 $
FOP=[YR=2002;ORIG=-49,33] E26 N7 W26 S7 $
BAS=[YR=2024;ORIG=-62,0] W8 S12 E8 N12 $
DCK=[YR=2024;ORIG=-70,33] E12 S6 W12 N6 $
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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		RM	0.00	0.00	1.25	AC		1.00	1.00	1.00	90,000.00	90,000.00	112,500							

REVIEW DATE 03/21/2024 BY KWA Total Acres: 1.25 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 07/09/2026 BY SYS