E'LY 208.72 FT OF LOTS 47 & 48
IN OR 2533/1168
FLOOD SURVEY UNR

FLOOD DAVID
612 RANKIN ST
ADDALUSIA, AL 36420

**2026**

**52-3N-27-4890-0047-0010**

## NASSAU COUNTY PROPERTY



## 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 | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 1 100 |
| Quality | 03 | Quality Level 03 |

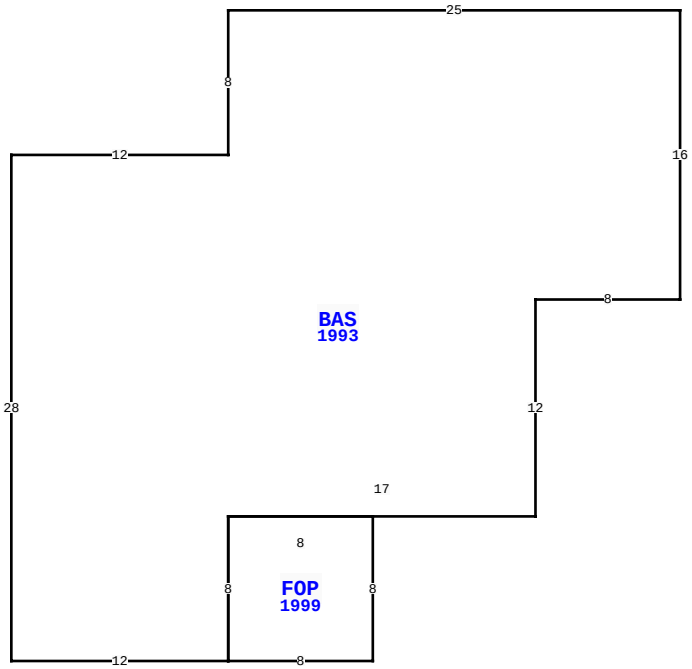
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 940 | 100 | 1993 | 940 | 84,691 |
| FOP | 64 | 30 | 1999 | 19 | 1,712 |
| TOTALS | 1,004 | | | 959 | 86,403 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 959 | 106.9200 | 112.27 | 107,667 | 1970 | 1975 | 0 | 0 | 0 | 19.75 | 80.25 |

1 SINGLE FAM 0% - 2023 Heated Area: 940 HX Base Yr




86257 WELDON AV, 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 | 86,403 |
| TOTAL MARKET OB/XF VALUE | 5,533 |
| TOTAL LAND VALUE - MARKET | 90,000 |
| TOTAL MARKET VALUE | 181,936 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 181,936 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 181,936 |
| TOTAL JUST VALUE | 181,936 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 173,287 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2533/1168 | 1/27/2022 | FJ | U | I | 11 | 100 |

GRANTOR: FLOOD JOSEPH A EST
GRANTEE: FLOOD DAVID

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W25 S8 W12 S28 E12 FOP=[YR=1999] E8 N8 W8 S8$ N8 E17 N12 E8 N16$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0510 | GARAGE WD- | 1 | 0 | 32 | 19 | 608.00 | SF | 35.00 | 35.00 | 100 | 2023 | 1990 | | 26 | 5,533 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,533

| 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 | | RM | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 90,000.00 | 90,000.00 | 90,000 | | | | | | | |

REVIEW DATE 03/21/2024 BY KWX Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS