PT LOTS 52 & 53
IN OR 2782/1742
W H FLOOD SURVEY UNR

DANIEL JOHN SETH IV/DANIEL CRYSTAL GAYLE
88137 MAYBOURNE ROAD
YULEE, FL 32097

2026

52-3N-27-4890-0052-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	06	Quality Level 06

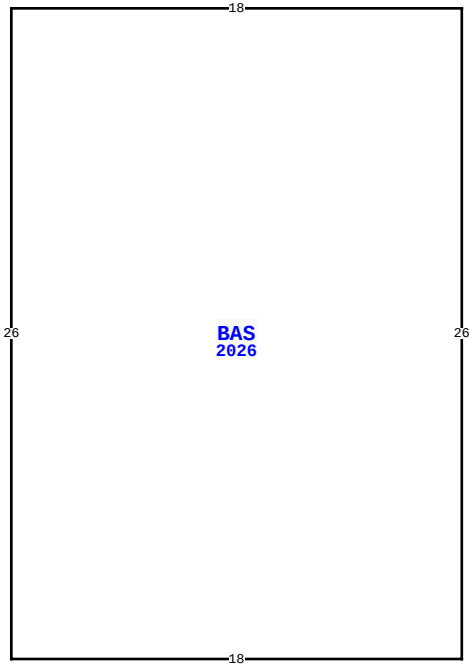
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	468	100	2026	468	5,773
TOTALS	468			468	5,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	468	63.2500	24.67	11,546	1986	1986	0	0	0	50.00	50.00

2 GARAGE RES 0% - 2026 Heated Area: 468 HX Base Yr



86171 WELDON AVE, 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	5,773
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	146,700
TOTAL MARKET VALUE	152,473
SOH/AGL Deduction	0
ASSESSED VALUE	152,473
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,473
TOTAL JUST VALUE	152,473
NCON VALUE	5,773
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250013891	NEW SFR: H-1859.	333,360	12/22/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2782/1742	4/22/2025	QC	U	V	11	100

GRANTOR: ROWE BRENDA G
GRANTEE: DANIEL JOHN SETH IV

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=50,14] E18 S26 W18 N26 $
.

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	0007	RM	0.00	0.00	1.63	AC		1.00	1.00	1.00	90,000.00	90,000.00	146,700							

REVIEW DATE 03/02/2026 BY KW Total Acres: 1.63 Total Land Value: 146,700 Market: 0 Agricultural: 0 Common: 146,700 PRINTED 07/09/2026 BY SYS