PT OF JOHN WINGATE GRANT
SEC 53-3N-27E IN OR 1733/1934

GOODBREAD ROBERT L & GLENNETTE F
2814 REEVES LANE
ALBANY, GA 31721

2026

53-3N-27-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

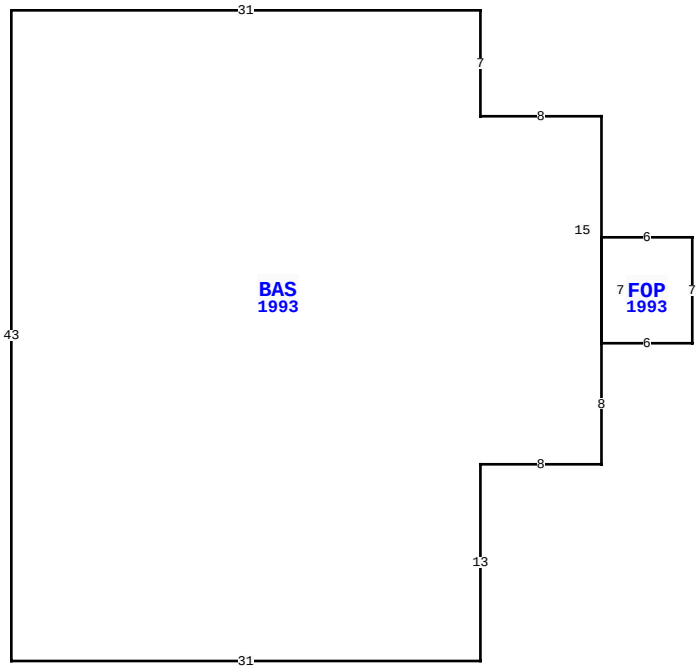
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	1,517	100	1993	1,517	125,787
FOP	42	30	1993	13	1,078
TOTALS	1,559			1,530	126,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,530	96.9000	101.74	155,662	1955	1980	0	0	0	18.50	81.50

1 SINGLE FAM 0% - 0 Heated Area: 1517 HX Base Yr



86164 JOHN GOODBREAD LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	10/21/2024 KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	126,865
TOTAL MARKET OB/XF VALUE	6,281
TOTAL LAND VALUE - MARKET	1,775,000
TOTAL MARKET VALUE	230,178
SOH/AGL Deduction	30,280
ASSESSED VALUE	199,898
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,898
TOTAL JUST VALUE	1,908,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	947,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1733/1934	4/07/2011	WD	U	I	30	100

GRANTOR: GOODBREAD ROBERT LEE

GRANTEE: GOODBREAD ROBERT L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31S43E31N13E8N8 FOP=[YR=1993] E6N7W6S7$N15W8N7$.

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	1243	WD DECK F	0	0	9	8	72.00	SF	8.00	8.00	100	1975	1975	3	20	115	
3	0940	SHEDS/PORT	0	0	15	10	150.00	SF	30.00	30.00	100	1975	1975	3	20	900	
4	0201	BARN WD 10	0	0	51	24	1,224.00	SF	17.00	17.00	100	1975	1975	3	20	4,162	
5	0681	POLE SHED	0	0	24	10	240.00	SF	15.00	15.00	100	1990	1990	3	20	720	
6	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1990	1990	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 6,281

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	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	13.50	AC		1.00	1.00	1.00	395.00	395.00	5,332							
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	200.00	200.00	700							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	1,615,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 20.00 Total Land Value: 97,032 Market: 1,685,000 Agricultural: 7,032 Common: 90,000 PRINTED 07/09/2026 BY SYS