L/E OR 83/157
EX 4-1 & 4-3

KEELING JANE GOODBREAD
86115 JOHN GOODBREAD LANE
YULEE, FL 32097

2026

53-3N-27-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

JOHN GOODBREAD LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	10/21/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	428
TOTAL LAND VALUE - MARKET	2,120,750
TOTAL MARKET VALUE	10,028
SOH/AGL Deduction	0
ASSESSED VALUE	10,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,028
TOTAL JUST VALUE	2,121,178
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6154	CHNGE SRVC	300	08/23/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

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	0351	CARPORT MT	0	0	21	12	252.00	SF	8.50	8.50	100	1980	1980	3	20	428	

LAND DESCRIPTION

TOTAL OB/XF 428

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	005010	A	SERVICE ACRE	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	500.00	500.00	2,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	17.95	AC		1.00	1.00	1.00	395.00	395.00	7,090							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	170.00	170.00	510							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	24.95	AC		1.00	1.00	1.00	85,000.00	85,000.00	2,120,750							

REVIEW DATE 04/30/2024 **BY** KBA Total Acres: 24.95 Total Land Value: 9,600 Market: 2,120,750 Agricultural: 9,600 Common: 0 **PRINTED** 07/09/2026 BY SYS