TRACT 44
IN OR 2217/1685
YULEE HILLS PB 4/31

BLANKENSHIP WALTER JR
86498 YULEE HILLS RD
YULEE, FL 32097

2023

51-3N-27-4881-0044-0000

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	08	SHT VINYL 100
Air Condition	02	WINDOW 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
Quality	03	Quality Level 03

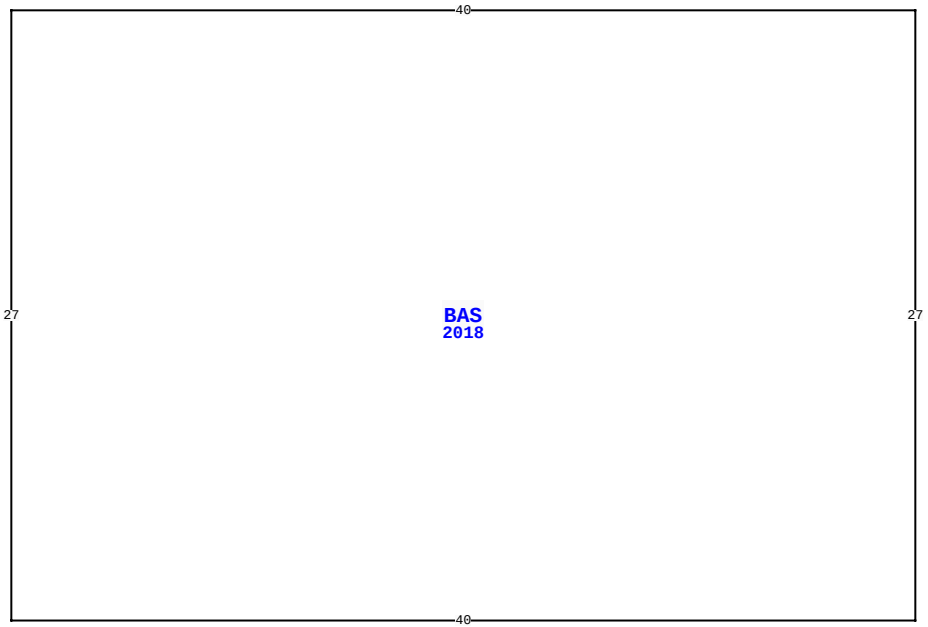
DOR CODE: 0200 MOBILE HOME
MAP NUM:
MKT AREA: 04
NEIGHBORHOOD/LOC: 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	77,566
TOTALS	1,080		1,080	77,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,080	108.0000	75.60	81,648	2018	2018	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2019 Heated Area: 1080 HX Base Yr 2019



86498 YULEE HILLS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		77,566
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		157,566
SOH/AGL Deduction		63,062
ASSESSED VALUE		94,504
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		44,504
TOTAL JUST VALUE		157,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007069	CO ISSUED	0	11/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2217/1685	8/10/2018	WD	Q	I	01	45,000
GRANTOR: FOREHAND TERRY & STEP						
GRANTEE: BLANKENSHIP WALTER						
0894/0715	8/06/1999	WD	U	I	10	66,300
GRANTOR: LEDFORD ROBERT J						
GRANTEE: FOREHAND TERRY & ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S27 E40 N27$.

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	000102	C	SFR/MH	100		RM	150.00	291.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 04/02/2019 BY TW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS