

TRACT 57
YULEE HILLS PB 4/31

WILLIAMS FREDERICK III & JULIE/WILLIAMS JOAN M
86251 JEAN RD
YULEE, FL 32097

2023

51-3N-27-4881-0057-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																				
Exterior Wall	05	AVERAGE 100	0100	01	1,747	107.0000	96.57	168,708	1980	1980	0	0	0	17.75	82.25	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 50% - 1999													Heated Area: 1632 HX Base Yr 1999																			
Roof Cover	12	MODULAR MT 100	BAS 1993 BAS 1993 FSP 1998													Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE										138,762									
Interior Floop	14	CARPET 100														TOTAL MARKET OB/XF VALUE										16,521									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET										80,000									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										235,283									
Bedrooms	3	100														SOH/AGL Deduction										82,645									
Bathrooms	2	100														ASSESSED VALUE										152,638									
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE										HA HAB 36,759									
Stories	1.	1. 100														BASE TAXABLE VALUE										115,879									
Units	0	100														TOTAL JUST VALUE										235,283									
BUD8 Adjustme	04	DIST 01 100	NCON VALUE										0																						
Occupancy	00	NONE 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE 176,717																						
Quality			03	Quality Level 03																															
DOR CODE			0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												04																				
NEIGHBORHOOD/LOC			4040.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	528	100	528	41,938																															
BAS	1,104	100	1,104	87,689																															
FSP	288	40	115	9,135																															
TOTALS			1,920	1,747	138,762																														
EXTRA FEATURES			86251 JEAN RD, YULEE																																
L N	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	0810	CONCRETE A	0 50	12	20	240.00	SF	6.50	6.50	100	1980	1980	3	35	546																				
5	0510	GARAGE WD-	0 50	52	24	1,248.00	SF	35.00	35.00	100	2000	2000	3	29	12,667																				
6	1242	WD DECK A	0 50	0	0	172.00	SF	10.00	10.00	100	2000	2000	3	20	344																				
7	0810	CONCRETE A	0 50	30	3	90.00	SF	6.50	6.50	100	2000	2000	3	80	468																				
8	0810	CONCRETE A	0 50	24	20	480.00	SF	6.50	6.50	100	2000	2000	3	80	2,496																				
LAND DESCRIPTION																	TOTAL OB/XF 16,521																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000100	C	SFR	50		RM	153.00	286.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000																		
REVIEW DATE 02/20/2018 BY SBX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																			