TRACT 66
IN OR 2520/454
YULEE HILLS PB 4/31

MOORE ANDREA & BILLY
86036 JEAN RD
YULEE, FL 32097

2023

51-3N-27-4881-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

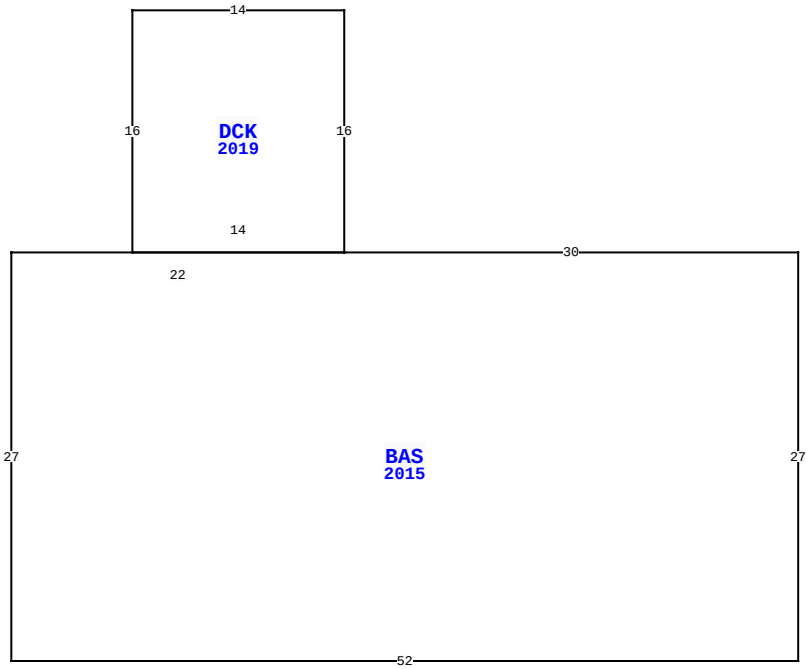
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,404	100	1,404	120,458
DCK	224	10	22	1,888
TOTALS	1,628		1,426	122,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,426	117.9360	88.45	126,130	2015	2015	0	0	0	3.00	97.00

2 SFR MODULR – 100% - 2022 Heated Area: 1404 HX Base Yr 2022



86036 JEAN RD, YULEE

BLD DATE	09/10/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		122,346
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		94,400
TOTAL MARKET VALUE		216,746
SOH/AGL Deduction		40,121
ASSESSED VALUE		176,625
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,625
TOTAL JUST VALUE		216,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530754	CO ISSUED	0	07/30/2015
B1530754	NEW CONSTR	0	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2520/0454	11/19/2021	WD	Q	I	02	208,000
GRANTOR: POLKINHORN NATHANIEL						
GRANTEE: MOORE ANDREA & BILL						
1966/0791	3/04/2015	WD	U	I	37	35,000
GRANTOR: MARTYN THOMAS W & ROB						
GRANTEE: POLKINHORN NATHANIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W30 DCK=[YR=2019] N16 W14 S16 E14$ W22 S27 E52 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	000100	C	SFR	100		RM	181.00	285.00	1.18	AC		1.00	1.00	1.00	80,000.00	80,000.00	94,400							

REVIEW DATE 06/08/2020 BY NWA Total Acres: 1.18 Total Land Value: 94,400 Market: 0 Agricultural: 0 Common: 94,400 PRINTED 08/02/2023 BY SYS