

TRACT 87
IN OR 1725/1604
YULEE HILLS PB 4/31

CROSBY JULIE A &/CLARK DENISE L
86269 MELISSA ROAD
YULEE, FL 32097-5901

2023

51-3N-27-4881-0087-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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

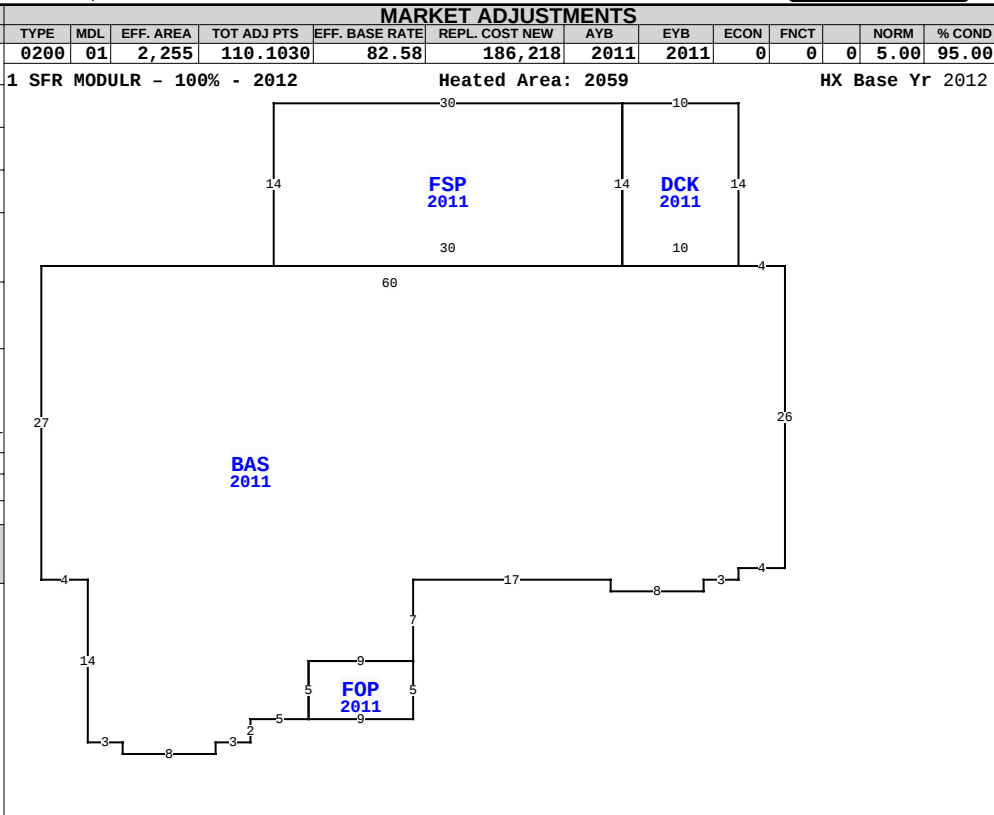
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,059	100	2,059	161,530
DCK	140	10	14	1,098
FOP	45	30	14	1,098
FSP	420	40	168	13,179

TOTALS	2,664		2,255	176,907
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	10	20	200.00	SF	20.10	20.10	100	2011
2	0681	POLE SHED	0 100	10	16	160.00	SF	15.00	15.00	100	2011

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	RM	153.00	285.00	1.00	AC	



86269 MELISSA RD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
3,843											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										214,727	
TOTAL MARKET OB/XF VALUE										3,843	
TOTAL LAND VALUE - MARKET										80,000	
TOTAL MARKET VALUE										298,570	
SOH/AGL Deduction										118,430	
ASSESSED VALUE										180,140	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										130,140	
TOTAL JUST VALUE										298,570	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										240,659	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011832	MTL GARAGE	57,960	12/01/2020
R12776	REPAIR/RRF	0	11/01/2011
B25327	ADDITION	10,554	11/01/2011
C24503	CO ISSUED	0	05/09/2011
P14762	NEW CONSTR	0	05/01/2011
M16071	H/AC	0	04/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1725/1604	2/22/2011	WD	Q	V	02	37,000

GRANTOR: CARTER JANNIE W									
GRANTEE: CROSBY JULIE A & DE									
0390/0194	6/01/1983	WD	Q	V					3,500
GRANTOR:									
GRANTEE:									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2011] W4 DCK=[YR=2011] N14 W10 FSP=[YR=2011] W30 S14 E30 N14\$ S14 E10 \$ W60 S27 E4 S14 E3 S1 E8 N1 E3 N2 E5 FOP=[YR=2011] E9 N5 W9 S5\$ N5 E9 N7 E17 S1 E8 N1 E3 N1 E4 N26\$.											

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