N1/2 OF S1/2 OF NE1/4 OF NW1/4
IN OR 873/1117 2001 SKYO DW
ESMT IN OR 846/193

BYRD KENNETH BRUCE & SHIRLEY M
P O BOX 1155
YULEE, FL 32041-1155

2024

02-2N-26-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

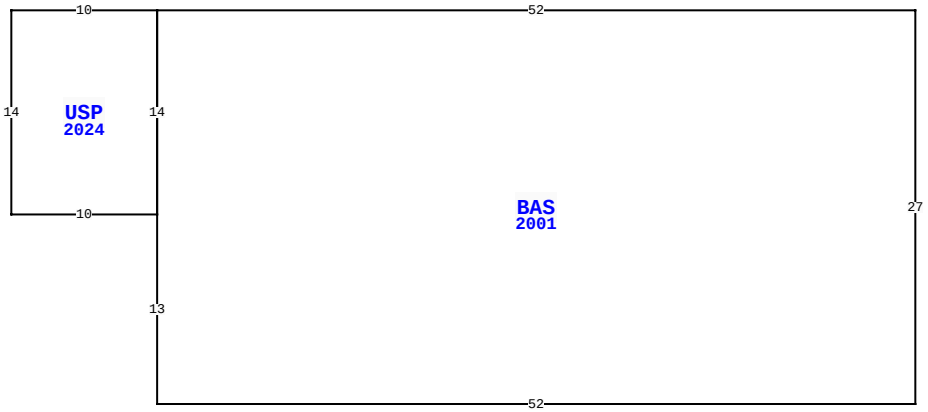
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	77,009
USP	140	50	70	3,840
TOTALS	1,544		1,474	80,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,474	152.3600	114.27	168,434	2001	2001	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2002 Heated Area: 1404 HX Base Yr 2002



76211 BILLS TRL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		191,455
TOTAL MARKET OB/XF VALUE		18,363
TOTAL LAND VALUE - MARKET		189,000
TOTAL MARKET VALUE		259,813
SOH/AGL Deduction		170,276
ASSESSED VALUE		89,537
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		39,537
TOTAL JUST VALUE		398,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,831

BLDG:1:4: 2001 SKYO (2002)
BLDG:1:3: RP: 12053647 12053648
BLDG:1:1: DW/MH/ID 32620639M(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007198	GARAGE	76,797	08/12/2020
B0108087	FOUNDATION	2,000	03/01/2001
MH013439	MH MOVE-ON	0	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0873/1117	3/09/1999	WD	Q	V		40,000
GRANTOR: MINER RICHARD H & KAT						
GRANTEE: BYRD KENNETH B & SH						
0801/1931	8/04/1997	WD	Q	V		12,000
GRANTOR: TESTON JIMMY						
GRANTEE: MINER RICHARD H & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W52 S14 S13 E52 N27 $
USP=[YR=2024;ORIG=-52,0] W10 S14 E10 N14 $
.

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
3	0681	POLE SHED	0	100	40	30	1,200.00	SF	15.00	15.00	100	2018	2018	3	87	15,660	
4	0810	CONCRETE A	0	100	0	0	420.00	SF	6.50	6.50	100	2020	2020	3	99	2,703	

LAND DESCRIPTION

TOTAL OB/XF 18,363

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	555.00	555.00	4,995							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	144,000							

REVIEW DATE 12/08/2023 BY KWX Total Acres: 10.00 Total Land Value: 49,995 Market: 144,000 Agricultural: 4,995 Common: 45,000 PRINTED 08/06/2024 BY SYS

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2024

02-2N-26-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

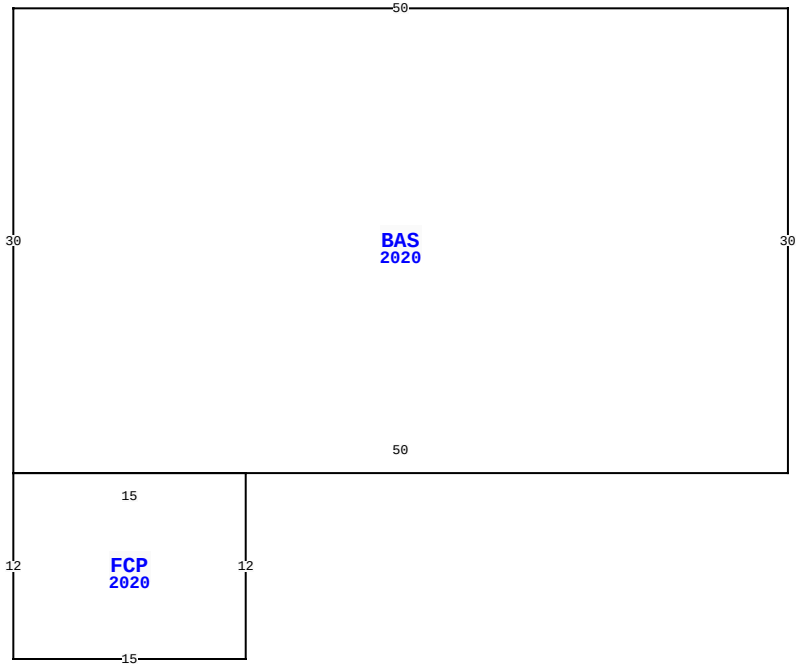
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	107,385
FCP	180	25	45	3,222
TOTALS	1,680		1,545	110,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,545	58.1400	72.68	112,291	2020	2020	0	0	0	1.50	98.50

2 SNGL FAM – 100% - 2002 Heated Area: 1500 HX Base Yr 2002



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INCOME VALUE		
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0801/1931	8/04/1997	WD	Q	V		12,000
GRANTOR: TESTON JIMMY						
GRANTEE: MINER RICHARD H & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W50 S30 FCP=[YR=2020] S12 E15 N12 W15$ E50 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/08/2023 BY KWX Total Acres: 10.00 Total Land Value: 49,995 Market: 144,000 Agricultural: 4,995 Common: 45,000 PRINTED 08/06/2024 BY SYS