IN N 1/2 OF SE1/4 OF NW 1/4
1978 DARL DW
IN OR 1031/1479

LYLE BARBARA J & JOSEPH
76101 BILLS TRAIL
YULEE, FL 32097

2024

02-2N-26-0000-0004-0020

BUILDING CHARACTERISTICS

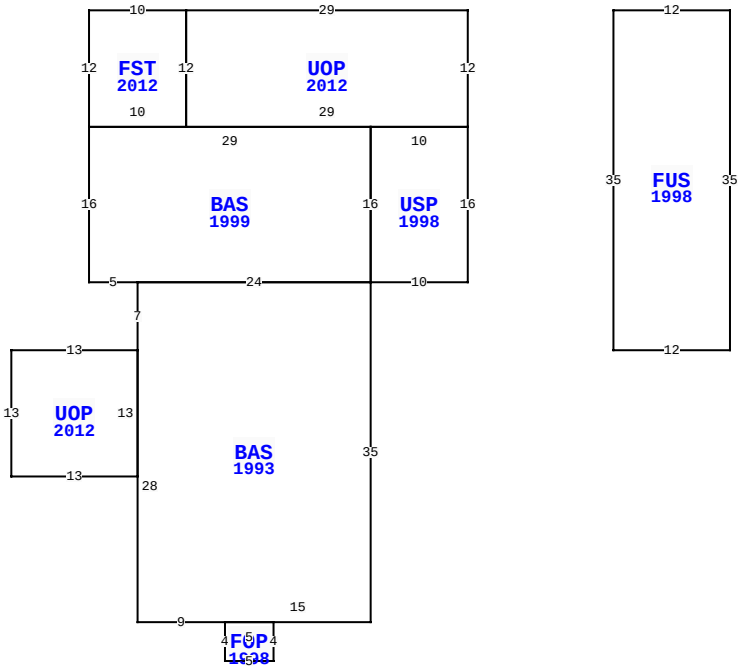
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	64,570
BAS	464	100	464	35,668
FOP	20	30	6	461
FST	120	55	66	5,073
FUS	420	100	420	32,286
UOP	169	20	34	2,614
UOP	348	20	70	5,381
USP	160	30	48	3,689
TOTALS	2,541		1,948	149,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,948	98.9800	94.03	183,170	1942	1979	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 2023 Heated Area: 1724 HX Base Yr



76101 BILLS TR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		155,486
TOTAL MARKET OB/XF VALUE		6,308
TOTAL LAND VALUE - MARKET		76,720
TOTAL MARKET VALUE		238,514
SOH/AGL Deduction		0
ASSESSED VALUE		238,514
TOTAL EXEMPTION VALUE	13	238,514
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		238,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023913	MH MOVE-ON	0	08/01/2002
MH982355	MH MOVE-ON	0	08/01/1998
95-02025	ADDITION	0	06/01/1995
6568	TEMP POLE	200	03/21/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1031/1479	1/17/2002	WD	Q	I		199,000
GRANTOR: GRESHAM RONALD E & PA						
GRANTEE: LYLE BARBARA J & JO						
0842/0358	7/23/1998	WD	U	V	10	20,900
GRANTOR: GUTINHA ROY & GERALDI						
GRANTEE: GRESHAM RONALD E &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2012] W29 FST=[YR=2012] W10 S12 BAS=[YR=1999] S16 E5 BAS=[YR=1993] S7 UOP=[YR=2012] W13 S13 E13 N13$ S28 E9 FOP=[YR=1998] S4E5 N4 W5 $ E15 N35 W24 $ E24 USP=[YR=1998] E10 N16 W10 S16$ N16 W29$ E10 N12$ S12 E29 N12$ PTR= E15 FUS=[YR=1998] E12 S35 W12 N35 $ W15$.

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
1	0825	BRICK	0	100	0	0	206.00	SF	12.50	12.50	100	1997	1997	3	92	2,369	
2	0940	SHEDS/PORT	0	100	12	11	132.00	SF	30.00	30.00	100	1980	1980	3	20	792	
3	0351	CARPORT MT	0	100	19	14	266.00	SF	10.00	10.00	100	1980	1980	3	20	532	
4	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	100	1980	1980	3	32.5	676	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1942	1942	3	20	700	
6	0351	CARPORT MT	0	100	28	12	336.00	SF	10.00	10.00	100	2004	2004	3	22	739	
7	0572	JUNK MH	0	100	0	0	1.00	UT	500.00	500.00	100	2024	1978		100	500	

LAND DESCRIPTION

TOTAL OB/XF 6,308

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	6.85	AC		1.00	1.00	0.70	16,000.00	11,200.00	76,720							

REVIEW DATE 04/03/2024 BY TWA Total Acres: 6.85 Total Land Value: 76,720 Market: 0 Agricultural: 0 Common: 76,720 PRINTED 08/06/2024 BY SYS

IN N 1/2 OF SE1/4 OF NW 1/4
1978 DARL DW
IN OR 1031/1479

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YULEE, FL 32097

2024

02-2N-26-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

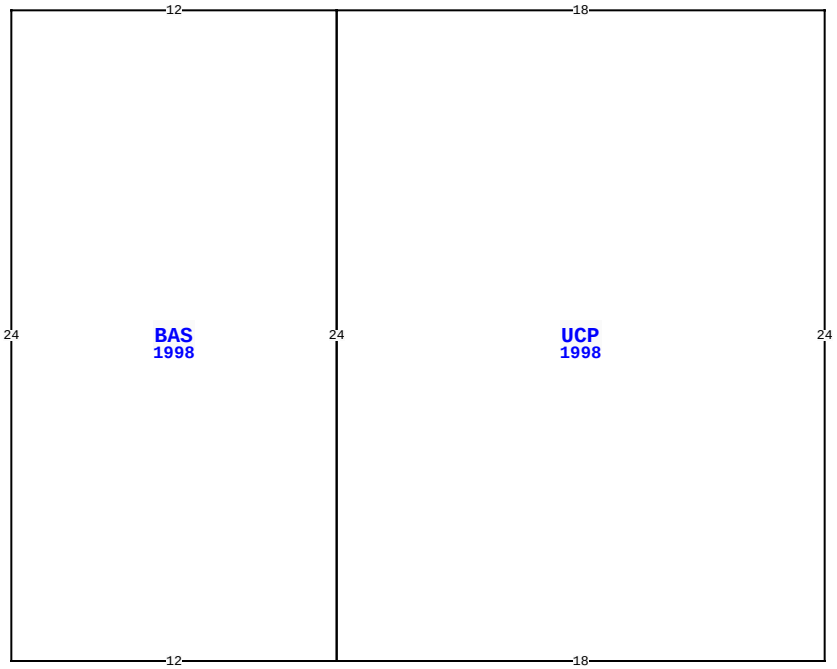
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	288	4,424
UCP	432	20	86	1,321
TOTALS	720		374	5,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	374	77.0000	26.95	10,079	1998	1998	0	0	0	43.00	57.00

2 GARAGE RES – 100% - 2023 Heated Area: 288 HX Base Yr



76101 BILLS TR, YULEE

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0842/0358	7/23/1998	WD	U	V	10	20,900
GRANTOR: GUTINHA ROY & GERALDI						
GRANTEE: GRESHAM RONALD E &						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1998] W18 BAS=[YR=1998] W12 S24 E12 N24 $ S24 E18 N24 $.

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 04/03/2024 BY TWA Total Acres: 6.85 Total Land Value: 76,720 Market: 0 Agricultural: 0 Common: 76,720 PRINTED 08/06/2024 BY SYS