TRACTS 1-3
IN OR 1093/1010
YULEE HILLS PB 4/31

CALLAWAY TAMMY P & TERRY L
86532 YULEE HILLS ROAD
YULEE, FL 32097

2024

51-3N-27-4881-0001-0000

BUILDING CHARACTERISTICS

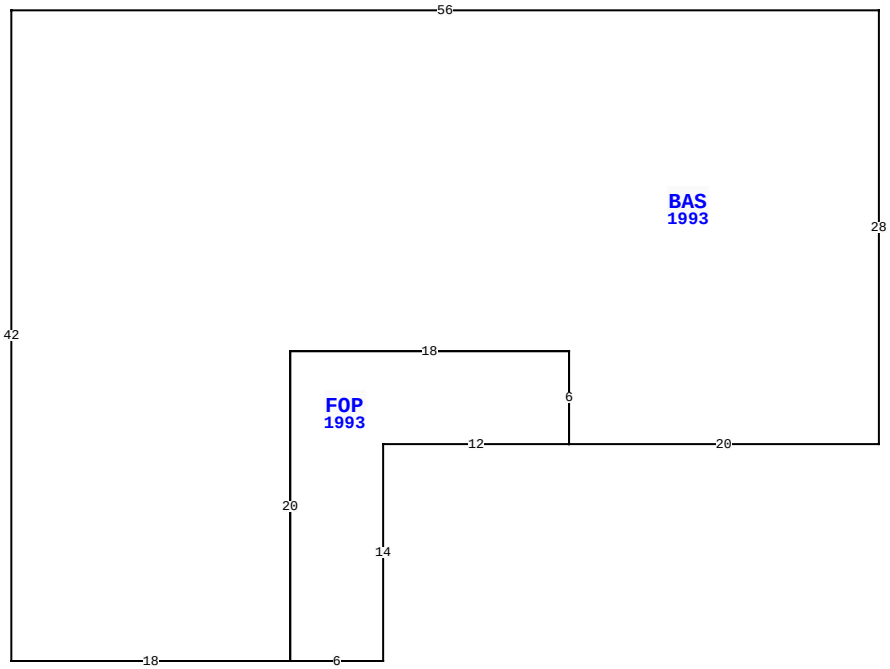
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,712	100	1,712	164,488
FOP	192	30	58	5,573
TOTALS	1,904		1,770	170,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,770	117.6000	111.72	197,744	1983	1995	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 2003 Heated Area: 1712 HX Base Yr 2003



86532 YULEE HILLS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		170,060
TOTAL MARKET OB/XF VALUE		38,091
TOTAL LAND VALUE - MARKET		312,800
TOTAL MARKET VALUE		520,951
SOH/AGL Deduction		314,014
ASSESSED VALUE		206,937
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		156,937
TOTAL JUST VALUE		520,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,844

2 WELLS-1 SEPTIC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008267	ADDITION	32,472	09/19/2017
17003505	REPAIR/RRF	10,900	04/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1093/1010	11/08/2002	WD	Q	I		146,800
GRANTOR: FREEMAN PATRICIA A &						
GRANTEE: CALLAWAY TAMMY & TE						
0708/0966	7/05/1994	WD	Q	I		94,400
GRANTOR: THORNTON DANNY & CECI						
GRANTEE: FREEMAN PATRICIA &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S42 E18 FOP=[YR=1993] E6 N14 E12 N6 W18 S20$ N20 E18 S6 E20 N28$.

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	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
2	0510	GARAGE WD-	0	100	34	34	1,156.00	SF	35.00	35.00	100	1995	1995	3	23	9,306	
3	0811	CONCRETE B	0	100	0	0	1,190.00	SF	5.20	5.20	100	1998	1998	3	75	4,641	
4	0681	POLE SHED	0	100	40	36	1,440.00	SF	15.00	15.00	100	2017	2017	3	84	18,144	

LAND DESCRIPTION

TOTAL OB/XF 38,091

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	0.00	0.00	3.91	AC		1.00	1.00	1.00	80,000.00	80,000.00	312,800							

REVIEW DATE 04/16/2024 BY KWA Total Acres: 3.91 Total Land Value: 312,800 Market: 0 Agricultural: 0 Common: 312,800 PRINTED 08/06/2024 BY SYS