

TRACT 4
IN OR 2083/1558
YULEE HILLS PB 4/31

PYE VELERIA/CALLAWAY TAMMY PYE
86526 YULEE HILLS RD
YULEE, FL 32097

2024

51-3N-27-4881-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 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
		04
NEIGHBORHOOD/LOC	4040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	107,123
FSP	144	40	58	5,394
UOP	192	20	38	3,534
USP	384	30	115	10,693
TOTALS	1,872		1,363	126,743

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
1	0680	POLE SHED	0 100	24	12	288.00	SF	10.00	10.00	100	1980	1980	3
2	0940	SHEDS/PORT	0 100	24	18	432.00	SF	20.10	20.10	100	1980	1980	3
3	0681	POLE SHED	0 100	18	8	144.00	SF	15.00	15.00	100	1980	1980	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000102	C	SFR/MH	100		RM	158.00	291.00	1.05	AC		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,363	108.1600	102.75	140,048	2004	2004	0	0	0	9.50	90.50	
1 SINGLE FAM - 100% - 0 Heated Area: 1152 HX Base Yr													

86526 YULEE HILLS RD, YULEE													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY												PAGE 1 of 1	
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												126,743	
TOTAL MARKET OB/XF VALUE												2,745	
TOTAL LAND VALUE - MARKET												84,000	
TOTAL MARKET VALUE												213,488	
SOH/AGL Deduction												110,976	
ASSESSED VALUE												102,512	
TOTAL EXEMPTION VALUE												50,000	
BASE TAXABLE VALUE												52,512	
TOTAL JUST VALUE												213,488	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												207,813	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001170	REPAIR/RRF	5,000	02/15/2017
B21889	ADDITION	3,000	09/01/2008
E0412296	NEW CONSTR	1,152	01/01/2004
B0311887	NEW CONSTR	77,472	10/01/2003
R035554	REPAIR/RRF	2,000	10/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2083/1558	11/15/2016	QC	U	I	11	100	
GRANTOR: PYE ALFRED & VELERIA							
GRANTEE: PYE ALFRED & VELERI							
0379/0641	2/01/1983	WD	U	V		4,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2004;ORIG=-48,12] S24 E12 E24 E12 N24 W32 W16 \$													
USP=[YR=2009;ORIG=0,0] W32 S12 E32 N12 \$													
UOP=[YR=2009;ORIG=-32,0] W16 S12 E16 N12 \$													
FSP=[YR=2009;ORIG=-36,36] S6 E24 N6 W24 \$													