TRACT 50
IN OR 726 PG 1909
YULEE HILLS PB 4/31

DWINNELL CYNTHIA GAIL
P O BOX 592
YULEE, FL 32041-0592

2024

51-3N-27-4881-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

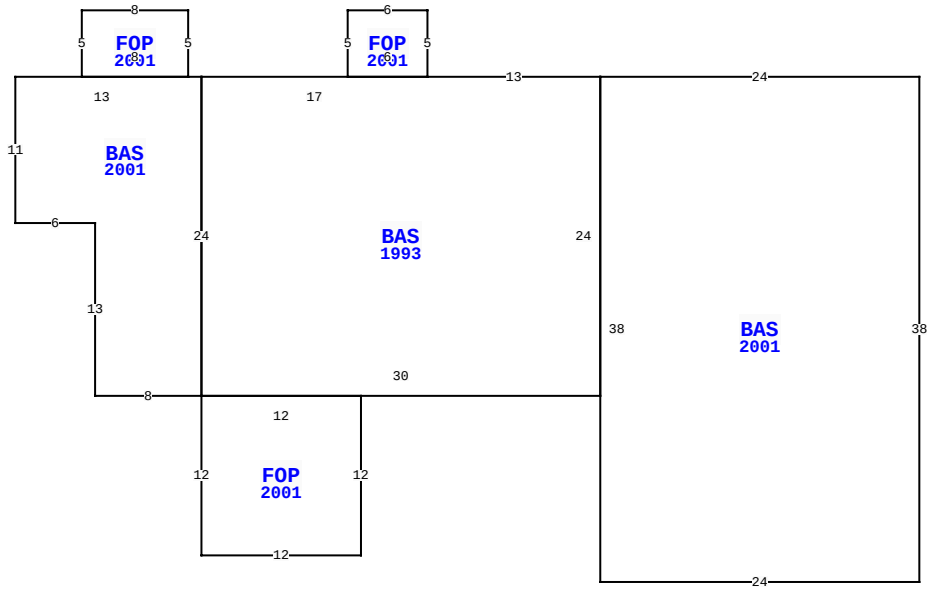
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	720	100	720	70,310
BAS	258	100	258	25,194
BAS	912	100	912	89,059
FOP	30	30	9	879
FOP	40	30	12	1,172
FOP	144	30	43	4,199
TOTALS	2,104		1,954	190,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,954	119.8736	113.88	222,522	1983	1994	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 0 Heated Area: 1890 HX Base Yr



86451 JEAN RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		190,813
TOTAL MARKET OB/XF VALUE		2,724
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		273,537
SOH/AGL Deduction		142,423
ASSESSED VALUE		131,114
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		81,114
TOTAL JUST VALUE		273,537
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015089	H/AC	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0726/1909	4/03/1995	QC	U	I	06	100
GRANTOR: DWINNELL JOSEPH E JR						
GRANTEE: DWINNELL CYNTHIA GA						
0383/0241	4/01/1983	WD	Q	V		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W24 BAS=[YR=1993] W13 FOP=[YR=2001] N5 W6 S5 E6 $ W17 BAS=[YR=2001] W1 FOP=[YR=2001] N5 W8 S5 E8 $ W13 S11 E6 S13 E8 N24 $ S24 FOP=[YR=2001] S12 E12 N12 W12 $ E30 N24 $ S38 E24 N38 $.

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	0940	SHEDS/PORT	0	100	23	12	276.00	SF	20.10	20.10	100	1993	1993	3	20	1,110	
2	0680	POLE SHED	0	100	23	10	230.00	SF	10.00	10.00	100	1993	1993	3	20	460	
3	0803	ASPHALT C	0	100	0	0	1,442.00	SF	1.60	1.60	100	1995	1995	3	50	1,154	

LAND DESCRIPTION

TOTAL OB/XF 2,724

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	153.00	287.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/24/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS