

TRACT 51
YULEE HILLS PB 4/31

BURKE RUSTY LEE
1512 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2024

51-3N-27-4881-0051-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
Exterior Wall	05	AVERAGE 100	0820	02	1,830	123.2000	86.24	157,819	1984	1984	0	0	0	70.00	30.00	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 0% - 2024													Heated Area: 1680										
Roof Cover	12	MODULAR MT 100														HX Base Yr										
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			03	Quality Level 03																						
DOR CODE			0200 MOBILE HOME																							
MAP NUM															04											
NEIGHBORHOOD/LOC			4040.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,680	100	1,680	43,465																						
FOP	150	30	45	1,164																						
USP	210	50	105	2,717																						
TOTALS			2,040	1,830	47,346																					
EXTRA FEATURES			86423 JEAN RD, YULEE																							
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									
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960										
2	0680	POLE SHED	0	0	9	10	90.00	SF	10.00	10.00	100	2003	2003	3	32	288										
3	0680	POLE SHED	0	0	9	10	90.00	SF	10.00	10.00	100	2003	2003	3	32	288										
4	0351	CARPORT MT	0	0	24	20	480.00	SF	10.00	10.00	100	2003	2003	3	21	1,008										
5	0510	GARAGE WD-	0	0	16	20	320.00	SF	35.00	35.00	100	2003	2003	3	32	3,584										
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000102	C	SFR/MH	0		RM	153.00	287.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000									
REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS																										