TRACT 57
YULEE HILLS PB 4/31

WILLIAMS FREDERICK III & JULIE/WILLIAMS JOAN M
86251 JEAN RD
YULEE, FL 32097

2024

51-3N-27-4881-0057-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 100
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	03	Quality Level 03

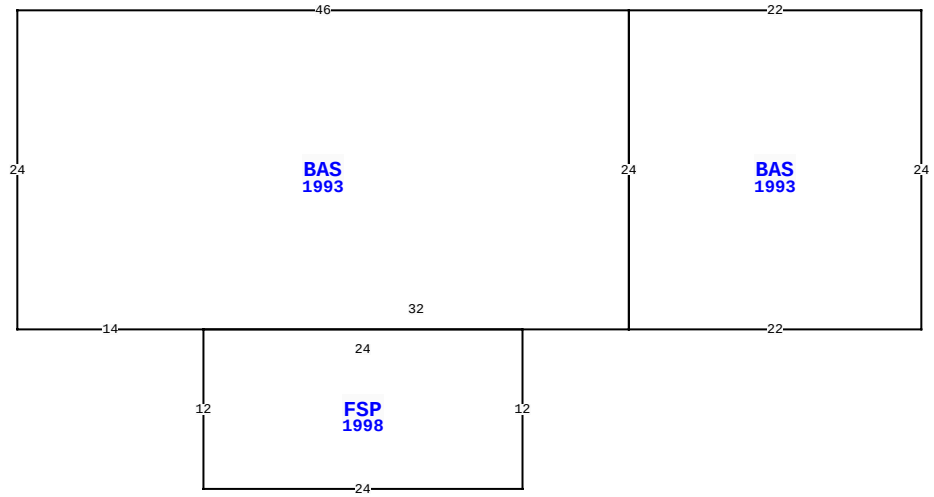
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100	528	44,010
BAS	1,104	100	1,104	92,022
FSP	288	40	115	9,586
TOTALS	1,920		1,747	145,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,747	107.0000	101.65	177,583	1980	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 50% - 1999 Heated Area: 1632 HX Base Yr 1999



86251 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		145,618
TOTAL MARKET OB/XF VALUE		16,008
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		241,626
SOH/AGL Deduction		78,047
ASSESSED VALUE		163,579
TOTAL EXEMPTION VALUE	HA HAB	38,612
BASE TAXABLE VALUE		124,967
TOTAL JUST VALUE		241,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3016	REPAIR/RRF	18,200	10/24/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/0444	5/03/2022	QC	U	I	11	100
GRANTOR: WILLIAMS FREDERICK C						
GRANTEE: WILLIAMS FREDERICK						
0864/0233	1/25/1999	QC	U	I	07	100
GRANTOR: WILLIAMS JOAN M						
GRANTEE: WILLIAMS FREDERICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 BAS=[YR=1993] W46 S24 E14 FSP=[YR=1998] S12 E24 N12 W24$ E32 N24$ S24 E22 N24$.

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	0810	CONCRETE A	0	50	12	20	240.00	SF	6.50	6.50	100	1980	1980	3	32.5	507	
2	0510	GARAGE WD-	0	50	52	24	1,248.00	SF	35.00	35.00	100	2000	2000	3	28	12,230	
3	1242	WD DECK A	0	50	0	0	172.00	SF	10.00	10.00	100	2000	2000	3	20	344	
4	0810	CONCRETE A	0	50	30	3	90.00	SF	6.50	6.50	100	2000	2000	3	79	462	
5	0810	CONCRETE A	0	50	24	20	480.00	SF	6.50	6.50	100	2000	2000	3	79	2,465	

LAND DESCRIPTION

TOTAL OB/XF 16,008

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	50		RM	153.00	286.00	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