

TRACT 121
YULEE HILLS PB 4/31

CURRY JOSEPH BRENT
86045 DEBBIE ROAD
YULEE, FL 32097

2024

51-3N-27-4881-0121-0000



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	25	MOD METAL 100	0820	02	924	92.2000	64.54	59,635	1981	1981	0	0	0	70.00	30.00	STANDARD																												
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2004														Heated Area: 924														HX Base Yr 2004													
Roof Cover	03	COMP SHNGL 100	14 BAS 2003 14																																									
Interior Wall	04	PLYWOOD 100																																										
Interior Floo	14	CARPET 80																																										
Interior Floo	08	SHT VINYL 20																																										
Air Condition	01	NONE 100																																										
Heating Type	04	AIR DUCTED 100																																										
Bedrooms		2 100																																										
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	924	100	924	17,891																																								
TOTALS			924		924	17,890																																						
EXTRA FEATURES			86045 DEBBIE 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	0751	UOP	0 100	12	10	120.00	SF	10.00	10.00	100	2003	2003	3	32	384																													
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715																													
LAND DESCRIPTION																	TOTAL OB/XF 2,099																											
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																				
1	000102	C	SFR/MH	100		RM	153.00	285.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000																											
REVIEW DATE 08/25/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS																																												