TRACT 133
IN OR 1712/1967
R674011 & R674012

MORRISON DONALD & SYLVIA
86216 YULEE HILLS RD
YULEE, FL 32097

2024

51-3N-27-4881-0133-0000

BUILDING CHARACTERISTICS

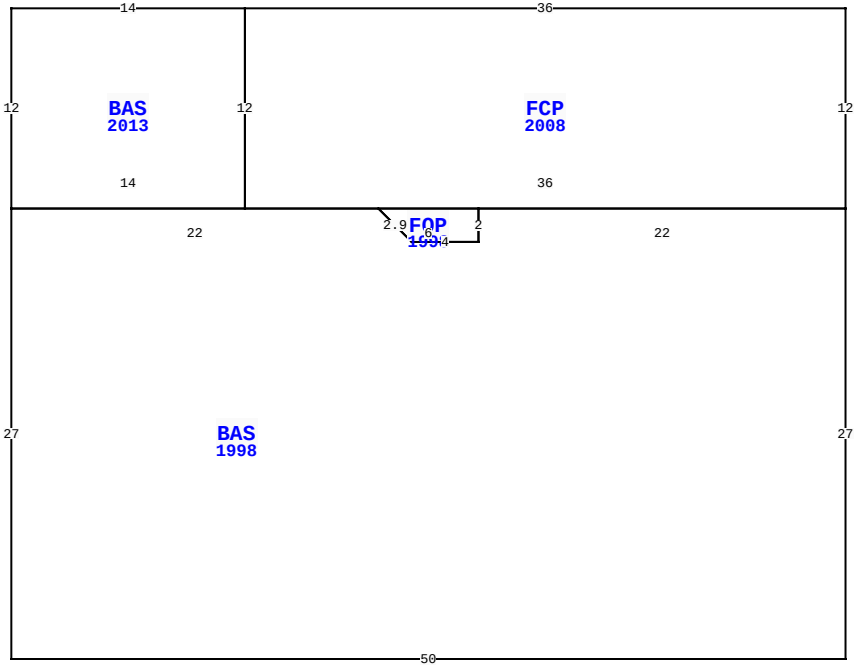
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100	1,340	49,217
BAS	168	100	168	6,171
FCP	432	25	108	3,967
FOP	10	30	3	110
TOTALS	1,950		1,619	59,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,619	116.6000	87.45	141,582	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2016 Heated Area: 1508 HX Base Yr 2016



86216 YULEE HILLS RD, YULEE

BLD DATE	11/18/2019	KKA	LGL DATE		
XF DATE	11/18/2019	KKA	LAND DATE	11/18/2019	KKA
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		59,464
TOTAL MARKET OB/XF VALUE		28,385
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		167,849
SOH/AGL Deduction		75,065
ASSESSED VALUE		92,784
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		42,784
TOTAL JUST VALUE		167,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428319	GARAGE	35,330	02/01/2014
B24765	REMODEL	11,952	06/01/2011
B985668	CARPORT	5,484	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1712/1967	12/03/2010	WD	Q	I	01	93,000
GRANTOR: REGISTER LINDA M						
GRANTEE: MORRISON DONALD & S						
0853/1193	10/26/1998	WD	U	I	06	100
GRANTOR: MULLIS MILDRED P						
GRANTEE: MULLIS MILDRED & LI						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2008] W36 BAS=[YR=2013] W14 S12 BAS=[YR=1998] S27 E50 N27 W22 FOP=[YR=1998] W6 D2 R2 E4 N2$ S2 W4 U2 L2 W22$ E14 N12$ S12 E36 N12$.

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	100	5	12	60.00	SF	6.50	6.50	100	1998	1998	3	75	293	
2	0351	CARPORT MT	0	100	18	34	612.00	SF	10.00	10.00	100	2011	2011	3	50	3,060	
3	0510	GARAGE WD-	0	100	24	35	840.00	SF	35.00	35.00	100	2014	2014	3	75	22,050	
4	0810	CONCRETE A	0	100	0	0	104.00	SF	6.50	6.50	100	2014	2014	3	95	642	
5	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	2014	2014	3	65	2,340	

LAND DESCRIPTION

TOTAL OB/XF 28,385

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	000102	C	SFR/MH	100	0006	RM	153.00	284.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 11/18/2019 BY KKA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS