TRACT 139
IN OR 964/1193 & OR 1380/1053
R236014 & R236015

BRAMSTEDT CHRISTOPHER C
86196 YULEE HILLS ROAD
YULEE, FL 32097

2024

51-3N-27-4881-0139-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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
Quality	03	Quality Level 03

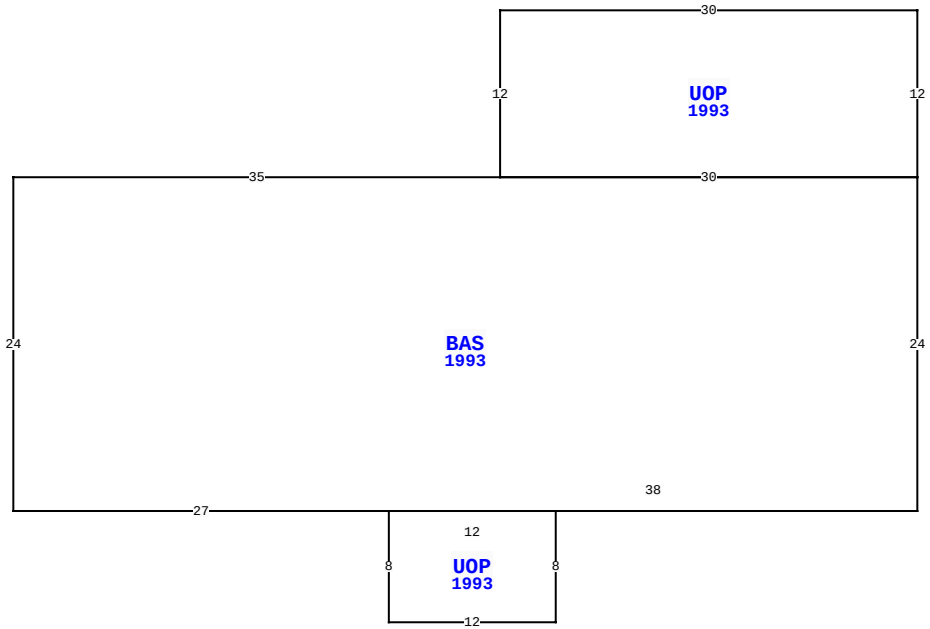
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	38,657
UOP	96	25	24	595
UOP	360	25	90	2,230
TOTALS	2,016		1,674	41,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,674	118.0000	82.60	138,272	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1560 HX Base Yr



86196 YULEE HILLS RD, YULEE

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

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	0861	POOL GUNIT	0	100	0	0	648.00	SF	85.00	85.00	100	1980	1980	3	20	11,016	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
3	0845	KOOL DECK	0	100	95	3	285.00	SF	7.25	7.25	100	1980	1980	3	32.5	672	

LAND DESCRIPTION

TOTAL OB/XF 13,788

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		RM	167.00	265.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/29/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		41,482
TOTAL MARKET OB/XF VALUE		13,788
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		135,270
SOH/AGL Deduction		81,991
ASSESSED VALUE		53,279
TOTAL EXEMPTION VALUE	HX HB	28,279
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		135,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/1053	1/10/2006	QC	U	I	01	100
GRANTOR: BRAMSTEDT CHRISTINE D						
GRANTEE: BRAMSTEDT CHRISTOPH						
0964/1193	1/02/2001	WD	U	I	01	14,100
GRANTOR: BRAMSTEDT KATHLEEN						
GRANTEE: BRAMSTEDT KATHLEEN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W30 S12 BAS=[YR=1993] W35 S24 E27 UOP=[YR=1993] S8 E12 N8 W12$ E38 N24 W30$ E30 N12$.