

TRACT 141
IN OR 647 PG 225
YULEE HILLS PB 4/31

SHELTON SAMANTHA S
86170 YULEE HILLS ROAD
YULEE, FL 32097

2024

51-3N-27-4881-0141-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 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
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NEIGHBORHOOD/LOC	4040.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	118,879
FOP	294	30	88	7,783
FOP	429	30	129	11,411
FUS	576	100	576	50,949
STP	12	10	1	88
STP	12	10	1	88

TOTALS	2,667		2,139	189,199
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EXTRA FEATURES				
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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	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00	100	1985	1985	3	20	7,650	
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	60	1,200	
3	0810	CONCRETE A	0 100	20	17	340.00	SF	6.50	6.50	100	1985	1985	3	47	1,039	
4	0810	CONCRETE A	0 100	0	0	312.00	SF	6.50	6.50	100	1985	1985	3	47	953	
5	0810	CONCRETE A	0 100	10	8	60.00	SF	6.50	6.50	100	1985	1985	3	47	183	
6	0845	KOOL DECK	0 100	0	0	476.00	SF	7.25	7.25	100	1985	1985	3	47	1,622	
7	0810	CONCRETE A	0 100	0	0	165.00	SF	6.50	6.50	100	1985	1985	3	47	504	
8	0810	CONCRETE A	0 100	12	12	144.00	SF	6.50	6.50	100	2012	2012	3	93	870	
9	0351	CARPORT MT	0 100	24	40	960.00	SF	15.00	15.00	100	1995	1995	3	20	2,880	

LAND DESCRIPTION																
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
1	000100	C	SFR	100		RM	194.00	228.00	0.92	AC		1.00	1.00	1.00	80,000.00	80,000.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,139	110.8380	105.30	225,237	1982	1987		0	0	0 16.00	84.00	
1 SINGLE FAM - 100% - 0													
Heated Area: 1920													
HX Base Yr													

86170 YULEE HILLS RD, YULEE

TOTAL OB/XF													
16,901													

TOTAL OB/XF																
16,901																

Total Acres: 0.92	Total Land Value: 73,600	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		197,263	
TOTAL MARKET OB/XF VALUE		16,901	
TOTAL LAND VALUE - MARKET		73,600	
TOTAL MARKET VALUE		287,764	
SOH/AGL Deduction		137,143	
ASSESSED VALUE		150,621	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		95,621	
TOTAL JUST VALUE		287,764	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		279,109	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1313524	REPAIR/RRF	1,514	06/01/2013
B1313525	REPAIR/RRF	6,986	06/01/2013
B1327343	ADDITION	43,000	06/01/2013
4419	GARAGE	11,930	10/07/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0647/0225	1/23/1992	WD	Q	I		91,200	
GRANTOR: HAWKINS MARK E							
GRANTEE: SHELTON DONALD & S							
0647/0224	1/23/1992	QC	U	I	01	100	
GRANTOR: HAWKINS N KAREN S							
GRANTEE: HAWKINS MARK E							

BUILDING NOTES																

BUILDING DIMENSIONS																
FOP=[YR=2013] W44 S6 BAS=[YR=1993] W22 S24 E23 FOP=[YR=2013] S13 E3 STP=[YR=2013] S3 E4 N3 W4\$ E30 N1 STP=[YR=2013] E3 N4 W3 S4\$ N12 W33\$ E33 N24 W34\$ E34 S3 E10 N9\$ PTR= E15 FUS=[YR=1993] E24 S24 W24 N24\$ W15\$.																

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