

PT TRACT A
IN OR 2480/1261
YULEE HILLS PBK 4/31 {A/K/A

MATHIS ANITA C EST
86171 YULEE HILLS RD
YULEE, FL 32097

2024

51-3N-27-4881-0173-0000



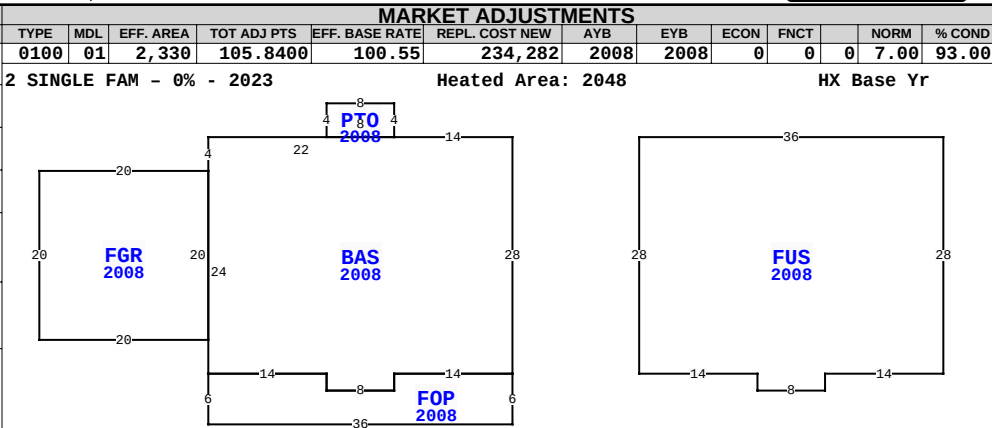
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,024	100	1,024	95,756
FGR	400	55	220	20,573
FOP	200	30	60	5,611
FUS	1,024	100	1,024	95,756
PTO	32	5	2	187
TOTALS	2,680		2,330	217,882

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0511	GARAGE CB-	0	0	13	16	208.00	SF	30.00	30.00	
2	0681	POLE SHED	0	0	10	16	160.00	SF	15.00	15.00	
3	0681	POLE SHED	0	0	23	10	230.00	SF	15.00	15.00	
4	0810	CONCRETE A	0	0	0	0	352.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0	0006	RM	185.00	160.00	1.07	AC	



BLD DATE	07/22/2008	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
5,081											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			217,882
TOTAL MARKET OB/XF VALUE			5,081
TOTAL LAND VALUE - MARKET			85,600
TOTAL MARKET VALUE			308,563
SOH/AGL Deduction			0
ASSESSED VALUE			308,563
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			308,563
TOTAL JUST VALUE			308,563
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			298,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327143	350SF PATIO	1,900	04/01/2013
C21056	CO ISSUED	174,768	10/27/2008
M13729	MECH OTHER	0	04/01/2008
P13094	OTHER	0	03/01/2008
R11021	REPAIR/RRF	3,000	02/01/2008
B21056	NEW CONSTR	174,768	02/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2480/1261	7/08/2021	WD	Q	I	01
GRANTOR: PEDS LLC					
GRANTEE: MATHIS ANITA C & GL					
1896/1975	1/02/2014	QC	U	I	11
GRANTOR: MCEWEN DAVID J					
GRANTEE: PEDS LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W14 PTO=[YR=2008] N4 W8 S4 E8\$ W22 S4 FGR=[YR=2008] W20 S20 E20 N20\$ S24 FOP=[YR=2008] S6 E36 N6 W14 S2 W8 N2 W14\$ E14 S2 E8 N2 E14 N28\$ PTR=E15 FUS=[YR=2008] E36 S28 W14 S2 W8 N2 W14 N28\$ W15\$.											