PT OF N1/2 OF SE1/4 OF NW1/4
PT OR 1551/588
R498024 EX 4-9 & 4-10

LYLE JOSEPH & BARBARA
76101 BILLS TRAIL
YULEE, FL 32097

2025

02-2N-26-0000-0004-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

76039 BILLS TR, YULEE

BLD DATE	11/08/2007	JM	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,700
TOTAL MARKET VALUE	2,700
SOH/AGL Deduction	1,284
ASSESSED VALUE	1,416
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,416
TOTAL JUST VALUE	2,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003144	MH MOVE-ON	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1551/0588	2/15/2008	WD	U	V	07	100
GRANTOR: PARRISH KIMBERLY A						
GRANTEE: LYLE JOSEPH & BARBA						
1516/0290	8/01/2007	WD	Q	I	06	100
GRANTOR: CUTINHA ROY & GERALDI						
GRANTEE: PARRISH KIMBERLY A						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0	0005	OR	0.00	0.00	0.06	AC		1.00	1.00	1.00	45,000.00	45,000.00	2,700							

REVIEW DATE 06/04/2025 BY TWA Total Acres: 0.06 Total Land Value: 2,700 Market: 0 Agricultural: 0 Common: 2,700 PRINTED 07/30/2025 BY SYS