PT OF N1/2 OF SE1/4 OF NW1/4
PT OR 1551/588

LYLE JOSEPH & BARBARA
76101 BILLS TRAIL
YULEE, FL 32097

2025

02-2N-26-0000-0004-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

BILLS TR, YULEE

BLD DATE			LGL DATE		
XF DATE	11/08/2007	JM	LAND DATE	05/09/2025	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,692
TOTAL LAND VALUE - MARKET	61,920
TOTAL MARKET VALUE	71,612
SOH/AGL Deduction	19,833
ASSESSED VALUE	51,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,779
TOTAL JUST VALUE	71,612
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
1516/0293	8/01/2007	WD	Q	I		60,000
GRANTOR: PARRISH KIMBERLY A						
GRANTEE: LYLE JOSEPH & BARBA						

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
2	0350	CARPORT WD	0	0	30	24	720.00	SF	13.00	13.00	100	2000	2000	3	20	1,872	
3	0350	CARPORT WD	0	0	25	14	350.00	SF	13.00	13.00	100	2010	2010	3	40	1,820	

LAND DESCRIPTION

TOTAL OB/XF 9,692

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	3.44	AC		1.00	1.00	0.60	30,000.00	18,000.00	61,920							

REVIEW DATE 04/03/2024 BY TWA Total Acres: 3.44 Total Land Value: 61,920 Market: 0 Agricultural: 0 Common: 61,920 PRINTED 07/30/2025 BY SYS