LOT 5
PT OR 1605/1768
G A PRINCE SURVEY OR 15/534

GILYARD TORRIE/GILYARD ALLEAN D
96025 ZION CT
YULEE, FL 32097

2025

24-2N-28-4940-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

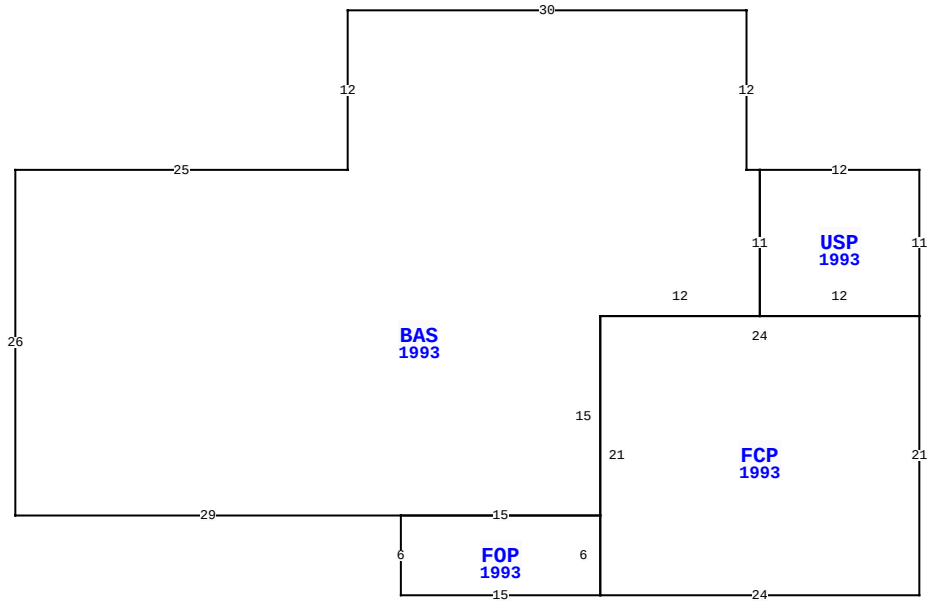
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,636	100	1993	1,636	152,042
FCP	504	25	1993	126	11,709
FOP	90	30	1993	27	2,509
USP	132	30	1993	40	3,718
TOTALS	2,362			1,829	169,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,829	110.4400	110.44	201,995	1982	1992	0	0	0	15.85	84.15

1 SINGLE FAM – 100% - 2009 Heated Area: 1636 HX Base Yr 2009



96025 ZION CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		169,979
TOTAL MARKET OB/XF VALUE		3,955
TOTAL LAND VALUE - MARKET		24,225
TOTAL MARKET VALUE		198,159
SOH/AGL Deduction		91,879
ASSESSED VALUE		106,280
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		55,558
TOTAL JUST VALUE		198,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1703900	REPAIR/RRF	11,000	06/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1605/1768	12/23/2008	QC	Q	I	01	100
GRANTOR: GILYARD ALLEAN D						
GRANTEE: GILYARD ALLEAN D &						
1211/0431	2/27/2004	QC	Q	I	06	100
GRANTOR: THORNTON WILLIE LEE						
GRANTEE: THORNTON WILLIE LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S12 W25 S26 E29 FOP=[YR=1993] S6 E15
FCP=[YR=1993] E24 N21 USP=[YR=1993] N11 W12 S11 E12$ W24 S21$
N6 W15$ E15 N15 E12 N11 W1 N12$.

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	0810	CONCRETE A	0	100	15	13	195.00	SF	6.50	6.50	100	2000	2000	3	77	976	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	76	1,520	
3	0803	ASPHALT C	0	100	0	0	1,459.00	SF	2.00	2.00	100	1995	1995	3	50	1,459	

LAND DESCRIPTION

TOTAL OB/XF 3,955

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	100	0006	RM	73.00	113.00	0.19	AC		1.00	1.00	1.50	85,000.00	127,500.00	24,225							

REVIEW DATE 11/23/2020 BY KW Total Acres: 0.19 Total Land Value: 24,225 Market: 0 Agricultural: 0 Common: 24,225 PRINTED 07/30/2025 BY SYS