OR 421/373
FPL ESMT OR 310/544

DUNLEAVY FAMILY TRUST/TAYLOR JAMES H TRUSTEE
PO BOX 729
YULEE, FL 32041

2025

42-2N-27-0000-0002-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

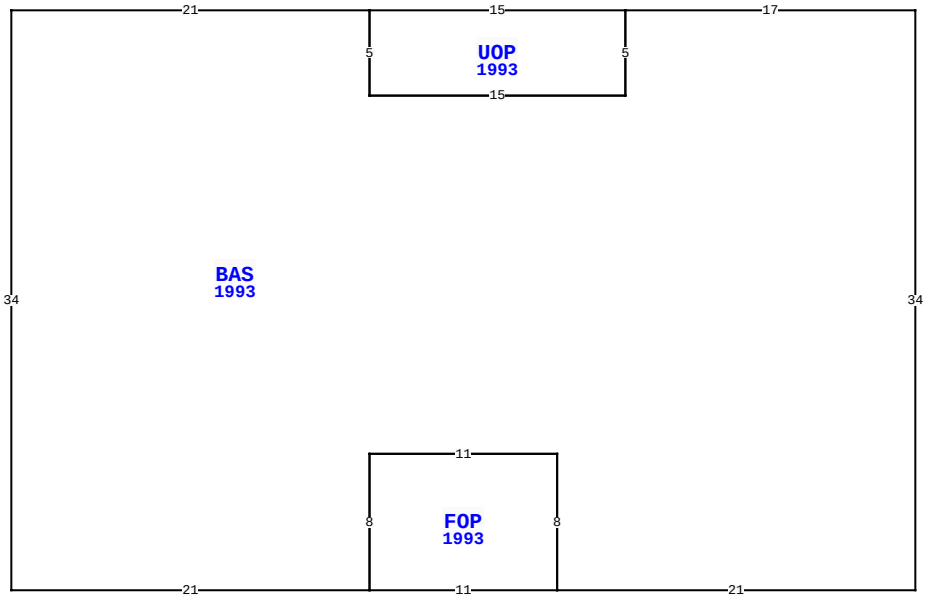
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,639	100	1993	1,639	103,060
FOP	88	30	1993	26	1,635
UOP	75	20	1993	15	943
TOTALS	1,802			1,680	105,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,680	96.0000	96.00	161,280	1978	1978	0	0	0	34.50	65.50

1 SINGLE FAM – 100% - 0 Heated Area: 1639 HX Base Yr



86161 ANTARES WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		105,638
TOTAL MARKET OB/XF VALUE		1,976
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		277,614
SOH/AGL Deduction		174,248
ASSESSED VALUE		103,366
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,644
TOTAL JUST VALUE		277,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,552

OWNS ADJCNT PRCLS 0002-0080 + 0002-0200 + 0002-01

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/277	6/06/2025	QC	U	I	11	100
GRANTOR: TAYLOR JAMES L						
GRANTEE: DUNLEAVY FAMILY TRU						
0421/0373	5/01/1984	FS	U	I		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 UOP=[YR=1993] W15 S5 E15 N5$ S5 W15 N5 W21 S34 E21 FOP=[YR=1993] E11 N8 W11S8$ N8 E11 S8 E21 N34$.

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	0680	POLE SHED	0	100	0	0	576.00	SF	5.00	5.00	100	1978	1978	3	20	576	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400	

LAND DESCRIPTION

TOTAL OB/XF 1,976

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	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	170,000							

REVIEW DATE 11/08/2023 BY NW Total Acres: 2.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS