LOTS 4 & 5
IN OR 1453/1139
DAVIS ESTATE HEIGHTS PB 5/15

BROWN RUBY/GREEN AVA SENETTA BROWN
PO BOX 295
YULEE, FL 32041

2025

42-2N-27-4310-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

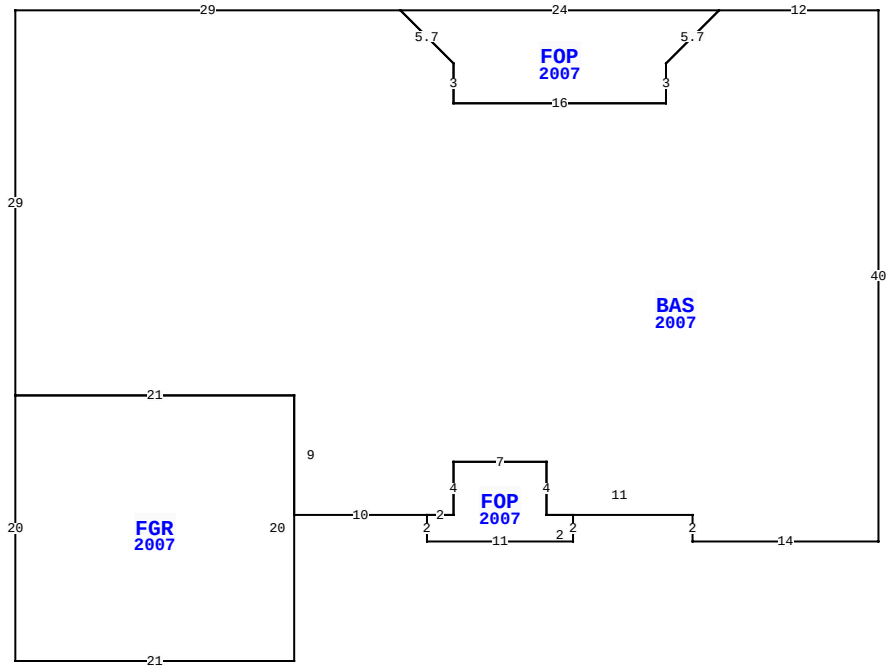
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,153	100	2007	2,153	212,168
FGR	420	55	2007	231	22,764
FOP	50	30	2007	15	1,479
FOP	128	30	2007	38	3,745
TOTALS	2,751			2,437	240,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,437	107.7020	107.70	262,465	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 0 Heated Area: 2153 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

86091 YANIE RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,155
TOTAL MARKET OB/XF VALUE		4,239
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		340,394
SOH/AGL Deduction		173,095
ASSESSED VALUE		167,299
TOTAL EXEMPTION VALUE	HX HB WX SL	167,299
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		340,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12121	MECH OTHER	0	10/01/2006
P11312	OTHER	0	07/01/2006
E17339	ELEC OTHER	3,000	05/01/2006
C17584	CO ISSUED	0	04/01/2006
B17584	NEW CONSTR	158,735	04/01/2006
R09188	REPAIR/RRF	6,500	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/1139	10/19/2006	WD	Q	I	01	100

GRANTOR: BROWN RUBY

GRANTEE: BROWN RUBY & AVA S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 FOP=[YR=2007] W24 D4 R4 S3 E16 N3 R4 U4 $ D4 L4 S3 W16 N3 L4 U4 W29 S29 FGR=[YR=2007] S20 E21 N20 W21 $ E21 S9 E10 FOP=[YR=2007] S2 E11 N2 W2 N4 W7 S4 W2 $ E2 N4 E7 S4 E11 S2 E14 N40 $.

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	0812	CONCRETE C	0	100	0	0	1,218.00	SF	4.00	4.00	100	2007	2007	3	87	4,239	

LAND DESCRIPTION

TOTAL OB/XF 4,239

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	0008	RSF-	200.00	70.00	2.00	LT		1.00	1.00	0.80	60,000.00	48,000.00	96,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 07/30/2025 BY SYS