PT OF BLOCKS 8 9 10 (S4 & S5)
IN OR 172/651 1973 ELCNA SWMH
ESMT IN OR 218/273

JOHNS JERREL J EST
PO BOX 101
YULEE, FL 32041-0101

2025

42-2N-27-4340-0008-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

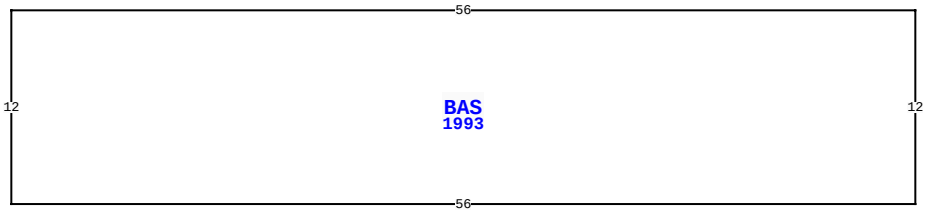
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	13,386
TOTALS	672			672	13,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	83.0000	66.40	44,621	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 672 HX Base Yr



86059 HAYLEY PL, 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	13,386
TOTAL MARKET OB/XF VALUE	3,523
TOTAL LAND VALUE - MARKET	255,000
TOTAL MARKET VALUE	271,909
SOH/AGL Deduction	0
ASSESSED VALUE	271,909
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,909
TOTAL JUST VALUE	271,909
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0145/0592	5/11/1973	WD	Q	V	01	100
GRANTOR: JOHNS JERREL J						
GRANTEE: JOHNS GERALDINE C						
0107/0101	1/01/1970	TA	U	V		600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 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	1243	WD DECK F	0	0	12	8	96.00	SF	8.00	8.00	100	2010	2010	3	40	307	
2	0681	POLE SHED	0	0	14	24	336.00	SF	15.00	15.00	100	1980	1980	3	20	1,008	
3	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	1992	1992	3	20	1,440	
4	0300	BOAT DCK W	0	0	12	8	96.00	SF	40.00	40.00	100	1993	1993	3	20	768	

LAND DESCRIPTION

TOTAL OB/XF 3,523

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	0006	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	255,000							

REVIEW DATE 10/27/2022 BY NWA Total Acres: 3.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/30/2025 BY SYS