BLOCK 1 LOT 11
YULEE HEIGHTS SUB PB 3/47-A

BYRD RICHARD J & LESLIE ANNETTE ET AL
86259 CALLAWAY DRIVE
YULEE, FL 32097

2025

42-2N-27-4400-0001-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
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

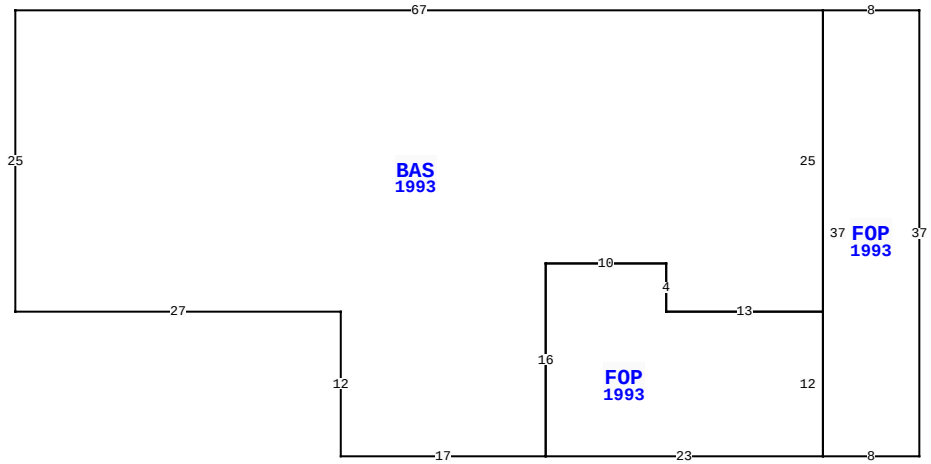
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,839	100	1993	1,839	117,041
FOP	296	30	1993	89	5,664
FOP	316	30	1993	95	6,046
TOTALS	2,451			2,023	128,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,023	98.9800	98.98	200,237	1970	1970	0	0	0	35.70	64.30

1 SINGLE FAM – 100% - 2022 Heated Area: 1839 HX Base Yr 2022



86259 CALLAWAY DR, 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		128,752
TOTAL MARKET OB/XF VALUE		3,844
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		192,596
SOH/AGL Deduction		39,987
ASSESSED VALUE		152,609
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,887
TOTAL JUST VALUE		192,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,292

POLE SHED @ EDGE OF LOT 11 + PRCL 42-2N-27-0000-00
OLD ALUM STG NO VALUE KS 12/8/21 PARCEL WAS SPLIT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93	REPAIR/RRF	3,019	07/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/0717	10/22/2021	QC	U	I	11	100
GRANTOR: TAYLOR FRANK L & MILD						
GRANTEE: BYRD RICHARD JOSEPH						
0089/0497	1/01/1969	TA	U	V		500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W67 S25 E27 S12 E17 FOP=[YR=1993] E23
FOP=[YR=1993] E8 N37 W8 S37$ N12 W13 N4 W10 S16 $ N16 E10 S4 E13 N25$.

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	0681	POLE SHED	0	100	48	16	768.00	SF	15.00	15.00	100	1985	1985	3	20	2,304	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 3,844

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	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/09/2021 BY NW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS