BLK 1 LOT 18
YULEE HEIGHTS SUB PBK 3/47A

KWIATKOWSKI MICHAEL/KWIATKOWSKI LARISSA
86116 GW COURSON RD
YULEE, FL 32097

2025

42-2N-27-4400-0001-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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

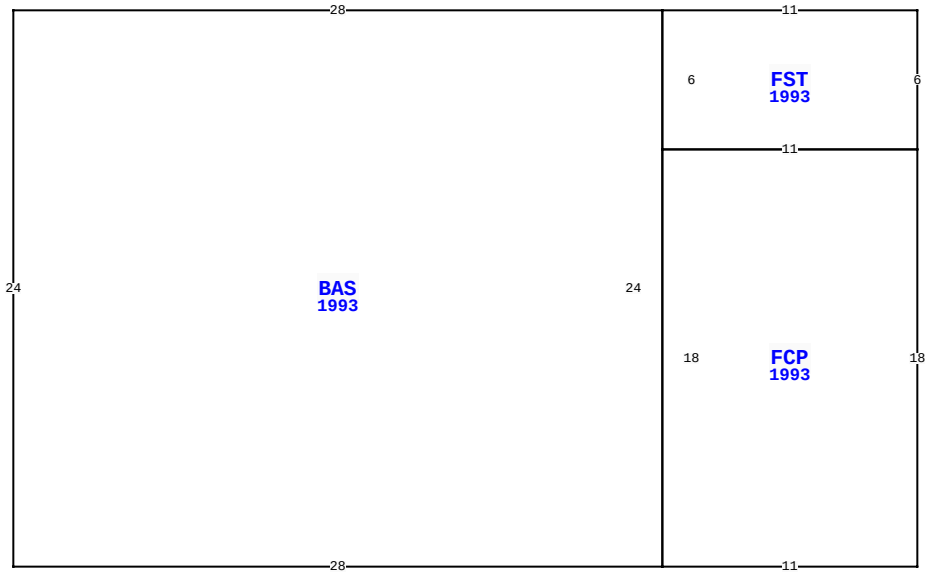
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	54,464
FCP	198	25	1993	50	4,052
FST	66	55	1993	36	2,918
TOTALS	936			758	61,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	758	105.6000	105.60	80,045	1960	1960	0	0	0	23.25	76.75

1 SINGLE FAM – 0% - 0 Heated Area: 672 HX Base Yr



86367 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	61,435
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	121,435
SOH/AGL Deduction	20,302
ASSESSED VALUE	101,133
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,133
TOTAL JUST VALUE	121,435
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25039	REMODEL	438	08/01/2011
E951941	CHNGE SRVC	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2351/1112	4/02/2020	QC	U	I	11	100
GRANTOR: WILKS RONALD E						
GRANTEE: KWIATKOWSKI MICHAEL						
2335/1216	1/20/2020	FJ	U	I	11	100
GRANTOR: WILKS BEVERLY HIGGINB						
GRANTEE: WILKS RONALD E						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W11 BAS=[YR=1993] W28 S24 E28 FCP=[YR=1993] E11 N18 W11 S18$ N24$ S6 E11 N6$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	RSF-2	90.00	145.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS