BLOCK 1 LOT 26
IN OR 1442/563
YULEE HEIGHTS SUB PB 3/47A

MAI SERGUEI
86529 HESTER DRIVE
YULEE, FL 32097-4169

2025

42-2N-27-4400-0001-0260

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	03	PLASTER 80
Interior Wall	05	DRYWALL 20
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

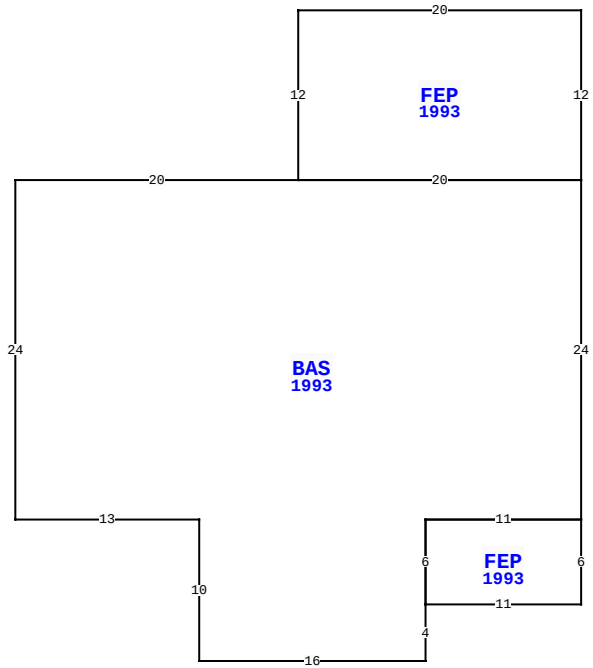
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1993	1,120	102,456
FEP	66	80	1993	53	4,849
FEP	240	80	1993	192	17,564
TOTALS	1,426			1,365	124,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,365	111.9000	111.90	152,744	1960	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 2010 Heated Area: 1120 HX Base Yr 2010



86529 HESTER 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		124,868
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		184,868
SOH/AGL Deduction		95,659
ASSESSED VALUE		89,209
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,487
TOTAL JUST VALUE		184,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1442/0563	9/05/2006	CT	U	I	14	105,400
GRANTOR: CLERK OF COURT						
GRANTEE: MAI SERGUEI						
0778/1037	12/04/1996	TD	Q	I		58,000
GRANTOR: MEDDERS SHARON TRUSTE						
GRANTEE: NORMANDIN MARK R &						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W20 S12 BAS=[YR=1993] W20 S24 E13 S10 E16 N4
FEP=[YR=1993] E11 N6 W11 S6 $ N6 E11 N24 W20 $ E20 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

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	100		RSF-	2100.00	120.00	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