BLOCK 2 LOTS 9 & 10
YULEE HEIGHTS SUB PB 3/47A

MANSUETI CAMILA GOMEZ
86162 CALLAWAY DRIVE
YULEE, FL 32097

2025

42-2N-27-4400-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

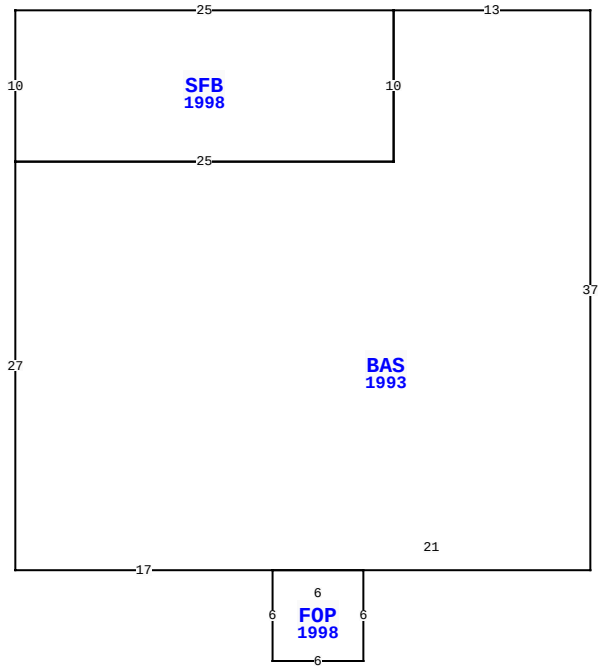
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,156	100	1993	1,156	95,952
FOP	36	30	1998	11	913
SFB	250	80	1998	200	16,601
TOTALS	1,442			1,367	113,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,367	103.1100	103.11	140,951	1969	1985	0	0	0	19.50	80.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1356 HX Base Yr



86162 CALLAWAY DR, YULEE

BLD DATE	12/09/2008 KK	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	113,466
TOTAL MARKET OB/XF VALUE	486
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	233,952
SOH/AGL Deduction	4,115
ASSESSED VALUE	229,837
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,837
TOTAL JUST VALUE	233,952
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001106	REPAIR/RRF	4,382	01/01/2018
3219	H/AC	2,500	11/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2652/1078	7/06/2023	WD	Q	I	01	256,000
GRANTOR: BUSH KEVIN ANDREW & T						
GRANTEE: MANSUETI CAMILA GOM						
2237/1916	11/09/2018	WD	Q	I	01	165,000
GRANTOR: OJEDA-MENDEZ ANABEL						
GRANTEE: BUSH KEVIN ANDREW &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 SFB=[YR=1998] W25 S10 E25 N10$ S10 W25 S27 E17 FOP=[YR=1998] S6 E6 N6 W6$ E21 N37$.

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	0940	SHEDS/PORT	0	0	9	9	81.00	SF	30.00	30.00	100	1990	1990	3	20	486	

LAND DESCRIPTION

TOTAL OB/XF 486

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		RSF-2	120.00	181.00	2.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	120,000							

REVIEW DATE 04/10/2019 BY DJ Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS