

LOT 17
YULEE PARK #2 PB 5/60

DEVOE DAVID S & CARRIE A
851112 US HWY 17
YULEE, FL 32097

2025

50-3N-27-4781-0017-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	20	FACE BRICK 100	0900	01	1,837	121.2750	160.08	294,067	2002	2002	0	0	0	16.50	83.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022														Heated Area: 1810												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2022												
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 50																											
Interior Floo	13	LVT/LAMNT 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality			04	Quality Level 04																									
DOR CODE			0100	SINGLE FAMILY																									
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	1,810	100	2002	1,810	241,937																								
FOP	68	30	2002	20	2,674																								
PTO	144	5	2002	7	936																								
TOTALS			2,022		1,837	245,546																							
EXTRA FEATURES						851112 US HWY 17, YULEE																							
L N	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	0812	CONCRETE C	0	100	0	0	1,513.00	SF	4.00	4.00	100	2002	2002	3	80	4,842													
2	0351	CARPORT MT	0	100	0	0	456.00	SF	10.00	10.00	100	2008	2008	3	31	1,414													
3	0510	GARAGE WD-	0	100	19	16	304.00	SF	35.00	35.00	100	2008	2008	3	48	5,107													
4	0810	CONCRETE A	0	100	24	4	96.00	SF	6.50	6.50	100	2008	2008	3	88	549													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000												
REVIEW DATE 11/18/2019 BY TWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																													