PT OF JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2049/901
ESMT IN OR 2621-1707

PROCKO PETER L & PAMELA R LVG TRUST/PROCKO PETER L
86130 WILLIAMS WAY
YULEE, FL 32097

2025

51-3N-27-0000-0048-0000

BUILDING CHARACTERISTICS

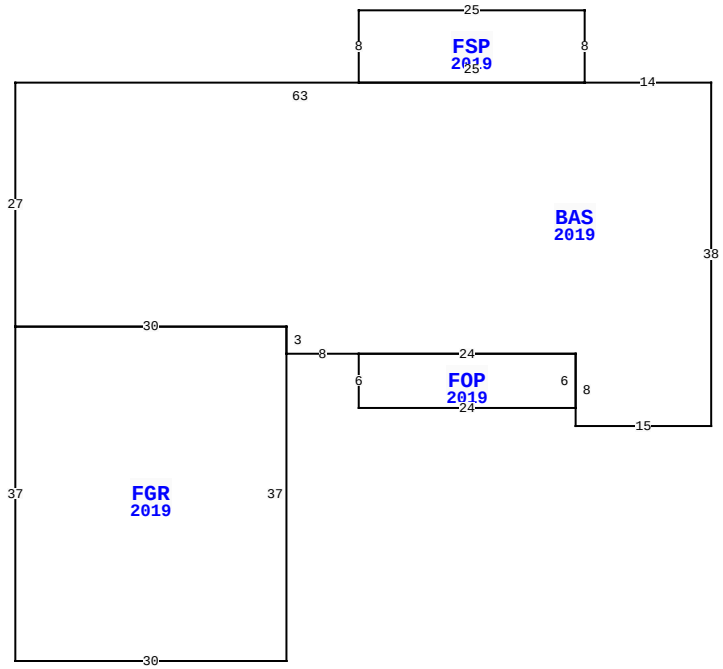
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,340	100	2019	2,340	355,285
FGR	1,110	55	2019	610	92,617
FOP	144	30	2019	43	6,529
FSP	200	40	2019	80	12,146
TOTALS	3,794			3,073	466,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,073	117.3690	154.93	476,100	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 2340 HX Base Yr 2020



86130 WILLIAMS WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0811	CONCRETE B	0	100	37	42	1,554.00	SF	5.20	5.20	100	2019	2019	3	97	7,838	
3	0866	POOL FIBER	0	100	25	11	275.00	SF	72.00	72.00	100	2022	2022	3	93	18,414	
4	0855	CONC PAVER	0	100	0	0	917.00	SF	10.00	10.00	100	2022	2022	3	99	9,078	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		466,578
TOTAL MARKET OB/XF VALUE		38,760
TOTAL LAND VALUE - MARKET		306,000
TOTAL MARKET VALUE		811,338
SOH/AGL Deduction		470,191
ASSESSED VALUE		341,147
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		290,425
TOTAL JUST VALUE		811,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		771,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009275	SWIM POOL	61,000	06/16/2022
19002381	CO ISSUED	0	03/11/2019
1700461	NEW CONSTR	318,964	03/01/2017
1700461	NEW CONSTR	318,964	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2049/0901	5/25/2016	WD	Q	V	01	110,000
GRANTOR: YULEE PINES FARM LLC						
GRANTEE: PROCKO PETER L & PA						
2049/0890	2/24/2016	WD	U	V	11	100
GRANTOR: BENTON ELIZABETH W ET						
GRANTEE: YULEE PINES FARM LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FSP=[YR=2019] N8 W25 S8 E25 $ W63 S27 FGR=[YR=2019] S37 E30 N37 W30 $ E30 S3 E8 FOP=[YR=2019] S6 E24 N6 W24 $ E24 S8 E15 N38 $.

LAND DESCRIPTION

TOTAL OB/XF 38,760

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-2	0.00	0.00	3.60	AC		1.00	1.00	1.00	85,000.00	85,000.00	306,000							

REVIEW DATE 12/13/2022 BY NW Total Acres: 3.60 Total Land Value: 306,000 Market: 0 Agricultural: 0 Common: 306,000 PRINTED 07/30/2025 BY SYS