IN OR 1439/1004
ESMT OR 200/633

BLAKE CHRIS & RHONDA
97289 PIRATES POINT ROAD
YULEE, FL 32097

2025

51-3N-27-0000-0053-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	30	VINYL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

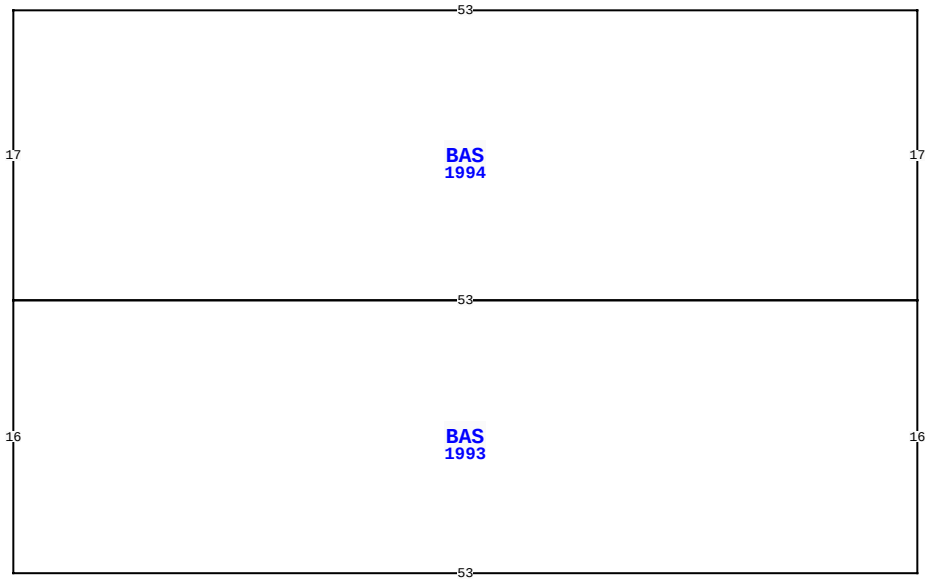
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	848	100	1993	848	91,768
BAS	901	100	1994	901	97,504
TOTALS	1,749			1,749	189,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,749	109.5000	144.54	252,800	1975	1980	0	0	0	25.13	74.87

1 DUPLEX – 0% - 0 Heated Area: 1749 HX Base Yr



86033 WAYLON ST, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	189,271
TOTAL MARKET OB/XF VALUE	352
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	274,623
SOH/AGL Deduction	103,043
ASSESSED VALUE	171,580
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,580
TOTAL JUST VALUE	274,623
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/1004	8/25/2006	WD	Q	I		125,000
GRANTOR: DUNMAN JAMES L						
GRANTEE: BLAKE CHRIS & RHOND						
0919/1944	2/05/2000	TD	Q	I		62,500
GRANTOR: WILLIAMS H E TRUSTEE						
GRANTEE: DUNMAN JAMES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994;ORIG=0,0] W53 S17 E53 N17 $
BAS=[YR=1993;ORIG=-53,17] S16 E53 N16 W53 $
.

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	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	2005	2005	3	22	176	
2	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	2005	2005	3	22	176	

LAND DESCRIPTION

TOTAL OB/XF 352

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	000800	C	MULTI-FAMILY	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/21/2024 BY KWX Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS