PT OF LOT 43 & LOT 45
IN OR 852/1588
NASSAU ACRES #2 PB 3/61

CRYDER TRACY DAWN
86186 PALMETTO STREET
YULEE, FL 32097

2025

51-3N-27-4820-0043-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

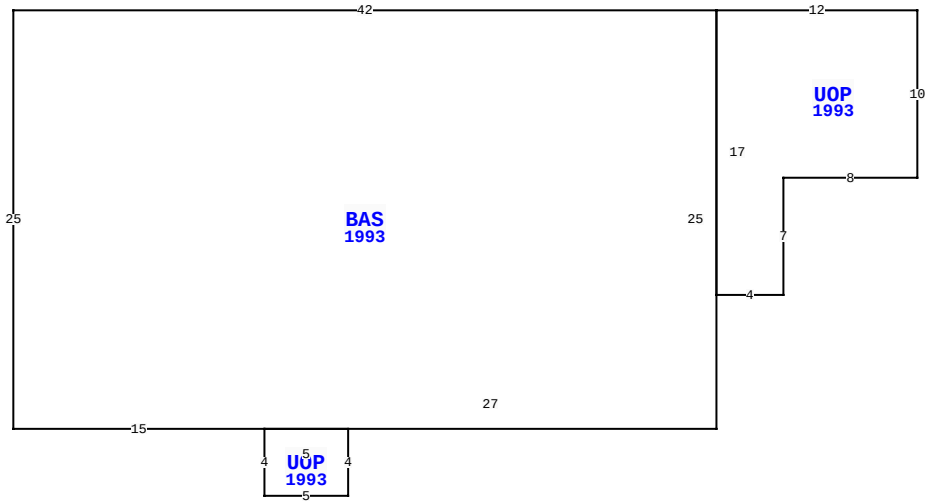
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,050	100	1993	1,050	83,262
UOP	20	20	1993	4	317
UOP	148	20	1993	30	2,379
TOTALS	1,218			1,084	85,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,084	97.0000	97.00	105,148	1960	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 1999 Heated Area: 1050 HX Base Yr 1999



86186 PALMETTO ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		85,958
TOTAL MARKET OB/XF VALUE		1,279
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		147,237
SOH/AGL Deduction		84,570
ASSESSED VALUE		62,667
TOTAL EXEMPTION VALUE	HX HB WX	42,667
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		147,237
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0852/1588	10/19/1998	WD	U	I	07	100
GRANTOR: FRANKLIN JOHN S & JOY						
GRANTEE: CRYDER LEO JR & TRA						
0833/0294	5/08/1998	WD	Q	I		57,900
GRANTOR: FRANKLIN JOHN S & JOY						
GRANTEE: CRYDER LEO JR & TRA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W12 BAS=[YR=1993] W42 S25 E15 UOP=[YR=1993] S4 E5 N4 W5$ E27 N25$ S17 E4 N7 E8 N10$.

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	0810	CONCRETE A	0	100	0	0	656.00	SF	6.50	6.50	100	1980	1980	3	30	1,279	

LAND DESCRIPTION

TOTAL OB/XF 1,279

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	100.00	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