LOT 46
NASSAU ACRES 2 PB 3/61

TURNER MICHAEL
86206 PALMETTO ST
YULEE, FL 32097

2025

51-3N-27-4820-0046-0000

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	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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

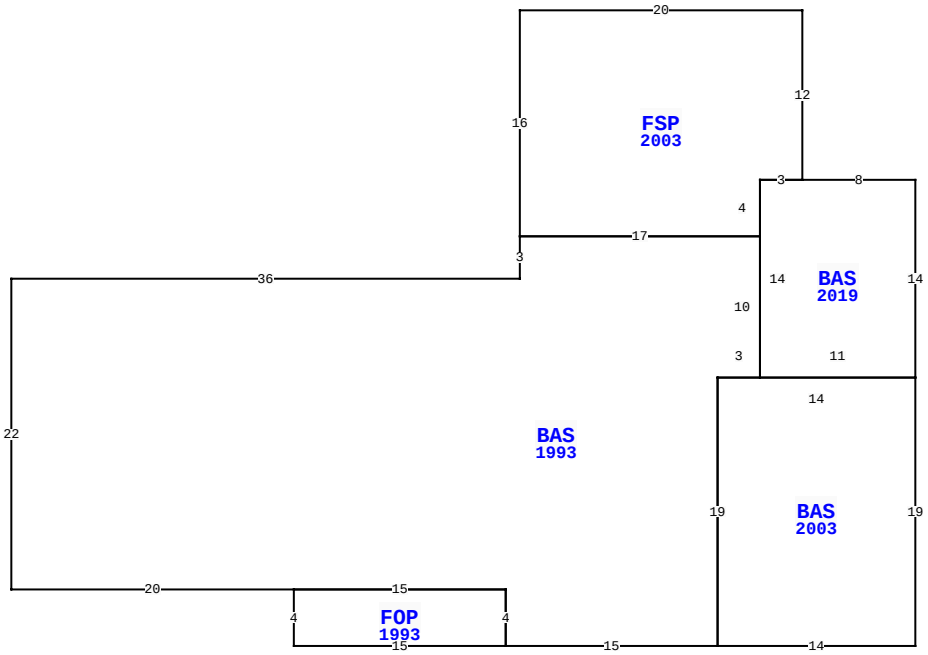
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1993	1,232	137,286
BAS	266	100	2003	266	29,641
BAS	154	100	2019	154	17,161
FOP	60	30	1993	18	2,006
FSP	308	40	2003	123	13,706
TOTALS	2,020			1,793	199,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,793	119.1750	119.18	213,690	1958	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1652 HX Base Yr 2020



86206 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		199,800
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		259,800
SOH/AGL Deduction		77,527
ASSESSED VALUE		182,273
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		126,551
TOTAL JUST VALUE		259,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001661	REMODEL	45,946	02/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2305/1615	9/13/2019	WD	Q	I	02	210,000
GRANTOR: MUNIZ EDUARDO						
GRANTEE: TURNER MICHAEL & EL						
2163/0247	12/07/2017	TD	Q	I	01	22,500
GRANTOR: FLORIDA LAND TRUST NO						
GRANTEE: MUNIZ EDUARDO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W8 FSP=[YR=2003] N12 W20 S16 BAS=[YR=1993] S3 W36 S22 E20 FOP=[YR=1993] S4 E15 N4 W15 $ E15 S4 E15 BAS=[YR=2003] E14 N19 W14 S19 $ N19 E3 N10 W17 $ E17 N4 E3 $ W3 S14 E11 N14 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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-	2136.00	120.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 07/25/2019 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS