BLOCK A LOTS 1 & 2
IN OR 643/43
FELMORE PARK SUB PB 3/41

KING EUGENE STANLEY & BRENDA P
86179 WILLIAMS AVE
YULEE, FL 32097

2025

51-3N-27-4860-000A-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

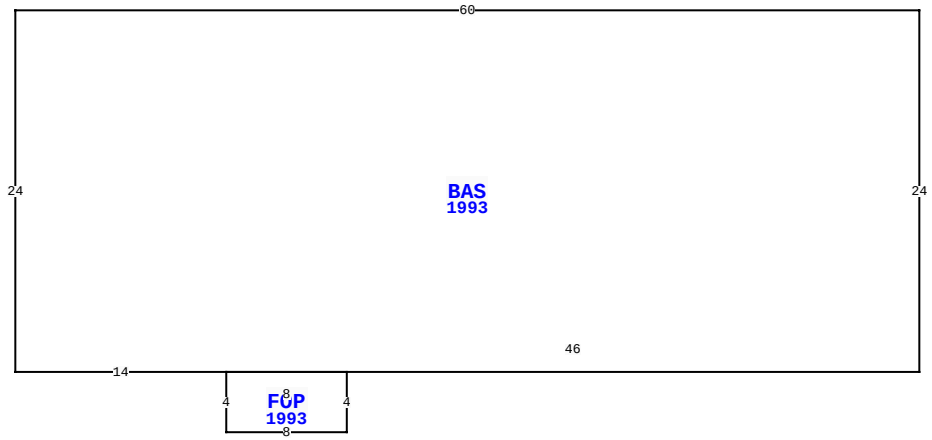
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,440	100	1993	1,440	105,910
FOP	32	30	1993	10	736
TOTALS	1,472			1,450	106,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,450	108.1600	108.16	156,832	1960	1960	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 0 Heated Area: 1440 HX Base Yr 1992



86179 WILLIAMS AVE, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		115,585
TOTAL MARKET OB/XF VALUE		1,533
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		219,118
SOH/AGL Deduction		140,660
ASSESSED VALUE		78,458
TOTAL EXEMPTION VALUE	VP HX HB VX	69,364
BASE TAXABLE VALUE		9,094
TOTAL JUST VALUE		219,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3302	GARAGE	7,320	11/16/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0643/0043	12/02/1991	WD	Q	I		46,000

GRANTOR: HOOKS JOHN & MYRNA
GRANTEE: KING EUGENE & BREND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E14 FOP=[YR=1993] S4 E8 N4 W8$ E46 N24$.

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	3	24	72.00	SF	6.50	6.50	100	1970	1970	3	20	94	
2	0810	CONCRETE A	0	100	24	18	432.00	SF	6.50	6.50	100	1986	1986	3	47	1,320	
3	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	1986	1986	3	47	119	

LAND DESCRIPTION

TOTAL OB/XF 1,533

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	0005	RSF-	2250.00	100.00	2.00	LT		1.00	1.00	0.85	60,000.00	51,000.00	102,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/30/2025 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	01	TYP WD 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

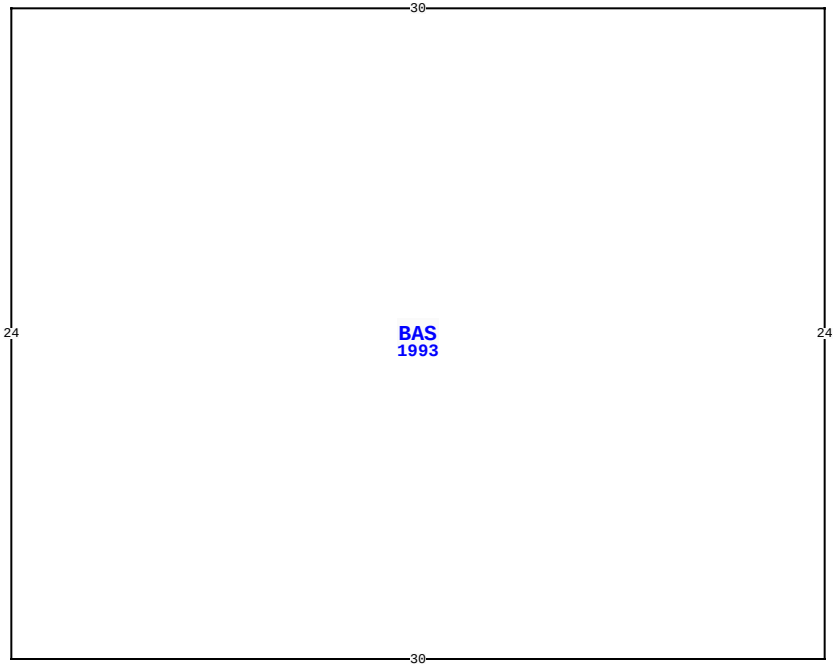
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	8,939
TOTALS	720			720	8,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	67.1000	24.83	17,878	1986	1986	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 720 HX Base Yr 1992



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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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/30/2025 BY SYS