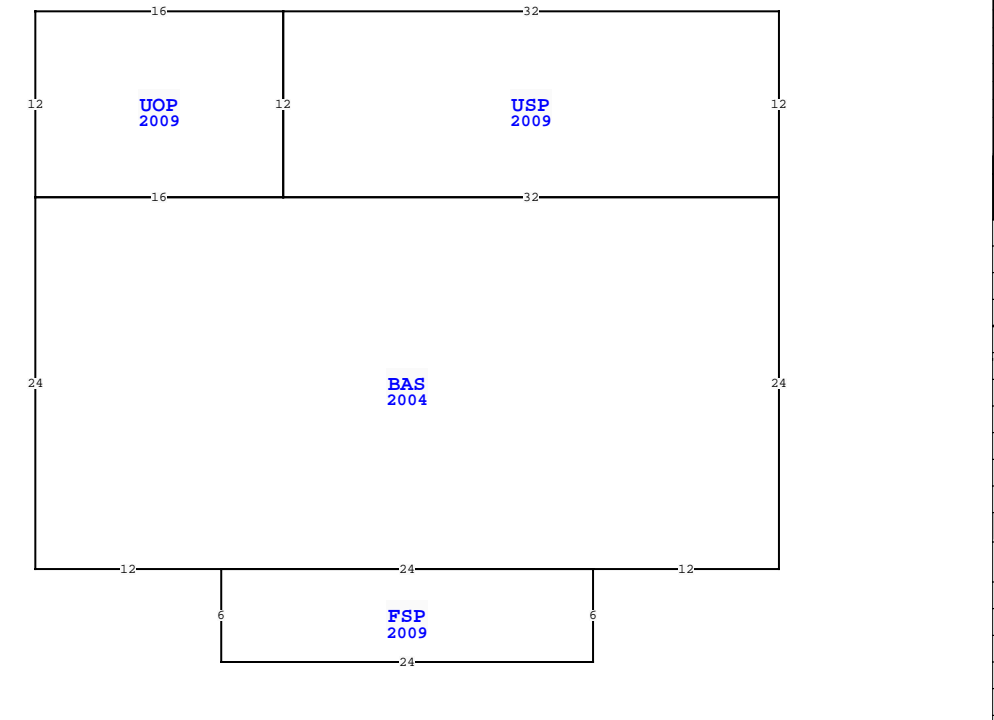


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,363	108.1600	108.16	147,422	2004	2004	0	0	0	10.00	90.00		
1 SINGLE FAM - 100% - 0 Heated Area: 1152 HX Base Yr 1976														



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4040.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2004	1,152	112,140
FSP	144	40	2009	58	5,646
UOP	192	20	2009	38	3,699
USP	384	30	2009	115	11,194
TOTALS	1,872			1,363	132,680

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		132,680	
TOTAL MARKET OB/XF VALUE		2,745	
TOTAL LAND VALUE - MARKET		89,250	
TOTAL MARKET VALUE		224,675	
SOH/AGL Deduction		119,190	
ASSESSED VALUE		105,485	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		54,763	
TOTAL JUST VALUE		224,675	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		213,488	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001170	REPAIR/RRF	5,000	02/15/2017
B21889	ADDITION	3,000	09/01/2008
E0412296	NEW CONSTR	1,152	01/01/2004
B0311887	NEW CONSTR	77,472	10/01/2003
R035554	REPAIR/RRF	2,000	10/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2083/1558	11/15/2016	QC	U	I	11	100

GRANTOR: PYE ALFRED & VELERIA
GRANTEE: PYE ALFRED & VELERI

0379/0641	2/01/1983	WD	U	V		4,000
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GRANTOR:
GRANTEE:

EXTRA FEATURES																
L N	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	0680	POLE SHED	0	100	24	12		10.00	10.00	100	1980	1980	3	20	576	
2	0940	SHEDS/PORT	0	100	24	18	SF	20.10	20.10	100	1980	1980	3	20	1,737	
3	0681	POLE SHED	0	100	18	8	SF	15.00	15.00	100	1980	1980	3	20	432	

86526 YULEE HILLS RD, YULEE										BLD DATE		LGL DATE		05/05/2025	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

BUILDING NOTES													
BUILDING DIMENSIONS													

BAS=[YR=2004;ORIG=-48,12] S24 E12 E24 E12 N24 W32 W16 \$
USP=[YR=2009;ORIG=0,0] W32 S12 E32 N12 \$
UOP=[YR=2009;ORIG=-32,0] W16 S12 E16 N12 \$
FSP=[YR=2009;ORIG=-36,36] S6 E24 N6 W24 \$

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RM	158.00	291.00	1.05	AC		1.00	1.00	1.00	85,000.00	85,000.00	89,250							