

TRACT 11
IN OR 966/1224
YULEE HILLS PB 4/31

BEARD BRUCE WINFORD
PO BOX 399
WAYNESVILLE, GA 31566

2025

51-3N-27-4881-0011-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	09	PINE WOOD 100	
Air Condition	03	CENTRAL 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	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4040.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,056	100	1993
FOP	252	30	1994
TOTALS	1,308		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0100	01	1,132	115.4340	115.43	130,667	1971	1981	0	0	0	18.00	82.00													
1 SINGLE FAM - 0% - 0 Heated Area: 1056 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/05/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/05/2025	MLU
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			107,147
TOTAL MARKET OB/XF VALUE			1,715
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			193,862
SOH/AGL Deduction			45,384
ASSESSED VALUE			148,478
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			148,478
TOTAL JUST VALUE			193,862
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			183,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V9900042	OTHER	12,501	05/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0966/1224	1/12/2001	WD	Q	I		80,000
GRANTOR: WILBOURN LILLIE						
GRANTEE: BEARD BRUCE WINFORD						
0781/1902	1/13/1997	QC	Q	I	06	28,200
GRANTOR: JENKINS CARLTON D & L						
GRANTEE: JENKINS LILLIE A						

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	0500	FP-PRE FAB	0	0	0	0		3,500.00	100	1982	1982	3	49	1,715	

TOTAL OB/XF													
86411 HILL VALLEY AVE, YULEE													
1,715													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993;ORIG=0,0] W44 S24 E10 E21 E13 N24 \$													
FOP=[YR=1994;ORIG=-34,24] S12 E21 N12 W21 \$													

LAND DESCRIPTION																								
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	0		RM	152.00	287.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							