

TRACT 43 2001 FTWD DW
 IN OR 1103/92
 YULEE HILLS PB 4/31

BOATRIGHT BENNIE/WATSON WANDA
 86514 YULEE HILLS RD
 YULEE, FL 32097

2025

51-3N-27-4881-0043-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 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		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4040.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	2001
TOTALS	1,620		74,237

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0800	02	1,620	117.2000	99.62	161,384	2001	2001	0	0	54.00	46.00														
1 M/H 94+ - 100% - 2003 Heated Area: 1620 HX Base Yr 2003																									
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">60</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">60</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">27</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">27</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 2001 </div> </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <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>05/05/2025</td> <td>MLU</td> <td></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		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			74,237
TOTAL MARKET OB/XF VALUE			4,480
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			163,717
SOH/AGL Deduction			87,628
ASSESSED VALUE			76,089
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			25,367
TOTAL JUST VALUE			163,717
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH 01358	MH MOVE-ON	0	09/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1103/0092	12/23/2002	QC	Q	I	06	25,000
GRANTOR: WATSON WANDA &						
GRANTEE: WATSON WANDA & BENN						
0794/1116	5/28/1997	WD	Q	I		25,000
GRANTOR: JONES WILLIAM S JR						
GRANTEE: WATSON WANDA						

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	1242	WD DECK A	0	100	0	0			770.00	SF	10.00	10.00	100	2001	2001	3	20	1,540	
2	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	

TOTAL OB/XF														4,480
86514 YULEE HILLS RD, YULEE														

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2001] W60 S27 E60 N27 \$.									

LAND DESCRIPTION										TOTAL OB/XF										4,480				
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	150.00	291.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							