

TRACT 44  
IN OR 2217/1685  
YULEE HILLS PB 4/31

BLANKENSHIP WALTER JR  
86498 YULEE HILLS RD  
YULEE, FL 32097

**2025**

51-3N-27-4881-0044-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	08	SHT VINYL 100	
Air Condition	02	WINDOW 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	04	Quality Level 04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4040.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,080	100	2018
TOTALS	1,080		1,080
			98,152

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	94+	- 100%	- 2019							
Heated Area: 1080						HX Base Yr 2019					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">BAS 2018</span> </div>											
<div style="display: flex; justify-content: space-between;"> <span>27</span> <span>40</span> <span>27</span> </div>											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			98,152
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			183,152
SOH/AGL Deduction			82,990
ASSESSED VALUE			100,162
TOTAL EXEMPTION VALUE	DX HX HB		55,722
BASE TAXABLE VALUE			44,440
TOTAL JUST VALUE			183,152
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			169,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007069	CO ISSUED	0	11/06/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2217/1685	8/10/2018	WD Q	Q	I	01	45,000
GRANTOR: FOREHAND TERRY & STEP						
GRANTEE: BLANKENSHIP WALTER						
0894/0715	8/06/1999	WD U	U	I	10	66,300
GRANTOR: LEDFORD ROBERT J						
GRANTEE: FOREHAND TERRY & ST						

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

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2018] W40 S27 E40 N27\$.														

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	DPHT 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							