TRACT 47
IN OR 569 PG 1162
YULEE HILLS PB 4/31

TOMPKINS THOMAS C & CATHERINE
86456 YULEE HILLS ROAD
YULEE, FL 32097

2025

51-3N-27-4881-0047-0000

BUILDING CHARACTERISTICS

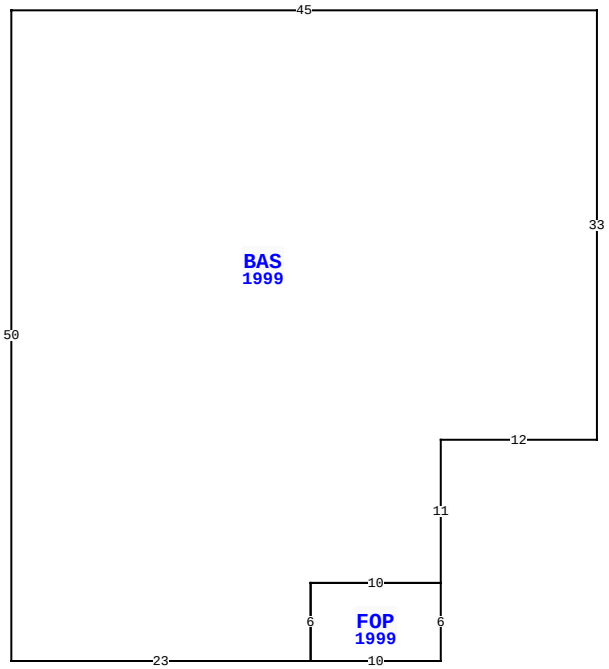
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,986	100	1999	1,986	224,305
FOP	60	30	1999	18	2,033
TOTALS	2,046			2,004	226,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,004	128.7132	128.71	257,935	1999	1999	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 0 Heated Area: 1986 HX Base Yr 1990



86456 YULEE HILLS RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,338
TOTAL MARKET OB/XF VALUE		44,793
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		356,131
SOH/AGL Deduction		172,759
ASSESSED VALUE		183,372
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,650
TOTAL JUST VALUE		356,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,403

BOTH GARAGES ARE ATTACHED TOGETHER: KW 4/2024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20394	SWIM POOL	27,120	08/01/2007
B995930	NEW CONSTR	12,000	04/01/1999
B9905898	NEW CONSTR	81,826	03/01/1999
Z981065	OTHER	0	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0569/1162	5/12/1989	WD	Q	I		25,000
GRANTOR: DWINNELL JOSEPH & L						
GRANTEE: TOMPKINS THOMAS & C						
0399/0700	9/01/1983	WD	U	V		4,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W45 S50 E23 FOP=[YR=1999] E10 N6 W10 S6$ N6 E10 N11 E12 N33$.

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	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	1983	1983	3	20	4,200	
2	0810	CONCRETE A	0	100	0	0	2,200.00	SF	6.50	6.50	100	1985	1985	3	44	6,292	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
4	0510	GARAGE WD-	0	100	28	24	672.00	SF	35.00	35.00	100	1999	1999	3	26	6,115	
5	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2007	2007	3	44	15,708	
6	0855	CONC PAVER	0	100	0	0	458.00	SF	10.00	10.00	100	2007	2007	3	87	3,985	
7	0811	CONCRETE B	0	100	0	0	1,413.00	SF	5.20	5.20	100	2000	2000	3	77	5,658	

LAND DESCRIPTION

TOTAL OB/XF 44,793

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		RM	150.00	291.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/16/2024 BY KWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS