

TRACT 49
IN OR 1833/695
1998 GNRL WD/MH

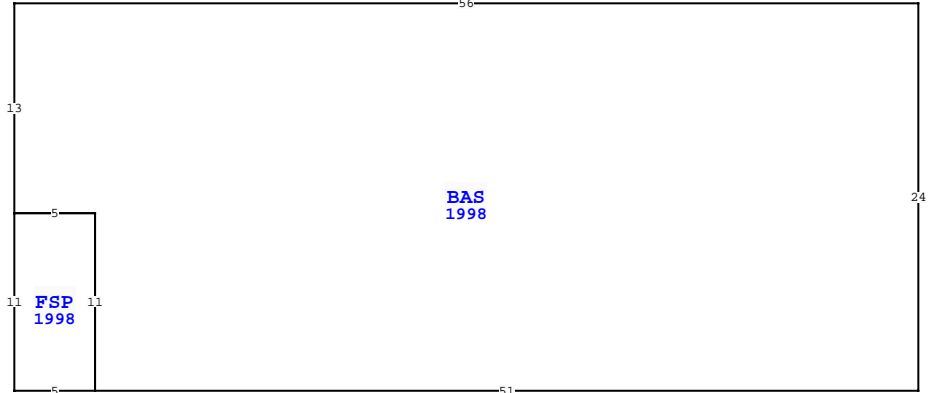
DENNARD ROBERT E & JENELL L
86471 YULEE HILLS ROAD
YULEE, FL 32097

2025

51-3N-27-4881-0049-0000

BUILDING CHARACTERISTICS	
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 Floor	14 CARPET 80
Interior Floor	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
BUD4 Adjustme	35 . 100
BUD8 Adjustme	04 DIST 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,322	167.4200	142.31	188,134	1998	1998		0	0	60.00	40.00
1 M/H 94+ - 100% - 2013			Heated Area: 1289				HX Base Yr 2013					



Quality					
DOR CODE	MOBILE HOME				
MAP NUM	MKT AREA				
NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
04	Quality Level 04				
0200	MOBILE HOME				
	04				
4040.00					
BAS	1,289	100	1998	1,289	73,375
FSP	55	60	1998	33	1,878
TOTALS	1,344			1,322	75,254

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		75,254	
TOTAL MARKET OB/XF VALUE		13,987	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		174,241	
SOH/AGL Deduction		78,983	
ASSESSED VALUE		95,258	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		44,536	
TOTAL JUST VALUE		174,241	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		164,805	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R08849	REPAIR/RRF	700	01/01/2006
B17017	ADDITION	7,776	01/01/2006
E995919	CHNGE SRVC	0	05/01/1999
MH982378	MH MOVE-ON	0	09/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1833/0695	5/25/2012	WD	U	I	11	100
GRANTOR: WOOD JAMES D & BRANDI						
GRANTEE: DENNARD ROBERT E &						
1795/0892	5/25/2012	WD	Q	I	02	109,000
GRANTOR: WOOD JAMES D & BRANDI						
GRANTEE: DENNARD ROBERT E &						

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	0810	CONCRETE A	0	100	42	12	504.00	SF	6.50	6.50	100	1980	1980	3	30	983	
2	0510	GARAGE WD-	0	100	20	24	480.00	SF	24.50	24.50	100	2005	2005	3	36	4,234	
3	0350	CARPORT WD	0	100	18	24	432.00	SF	13.00	13.00	100	2005	2005	3	22	1,236	
4	0756	FEP	0	100	10	8	80.00	SF	27.00	27.00	100	2008	2008	3	31	670	
5	0351	CARPORT MT	0	100	30	16	480.00	SF	10.00	10.00	100	2018	2018	3	78	3,744	
6	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2018	2018	3	78	3,120	

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

BUILDING NOTES												
86471 YULEE HILLS RD, YULEE												

BUILDING DIMENSIONS												
BAS=[YR=1998] W56 S13 FSP=[YR=1998] S11 E5 N11 W5\$ E5 S11 E51 N24\$.												

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	249.00	151.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000								