

TRACT 50  
IN OR 726 PG 1909  
YULEE HILLS PB 4/31

DWINNELL CYNTHIA GAIL  
86451 JEAN RD  
YULEE, FL 32097

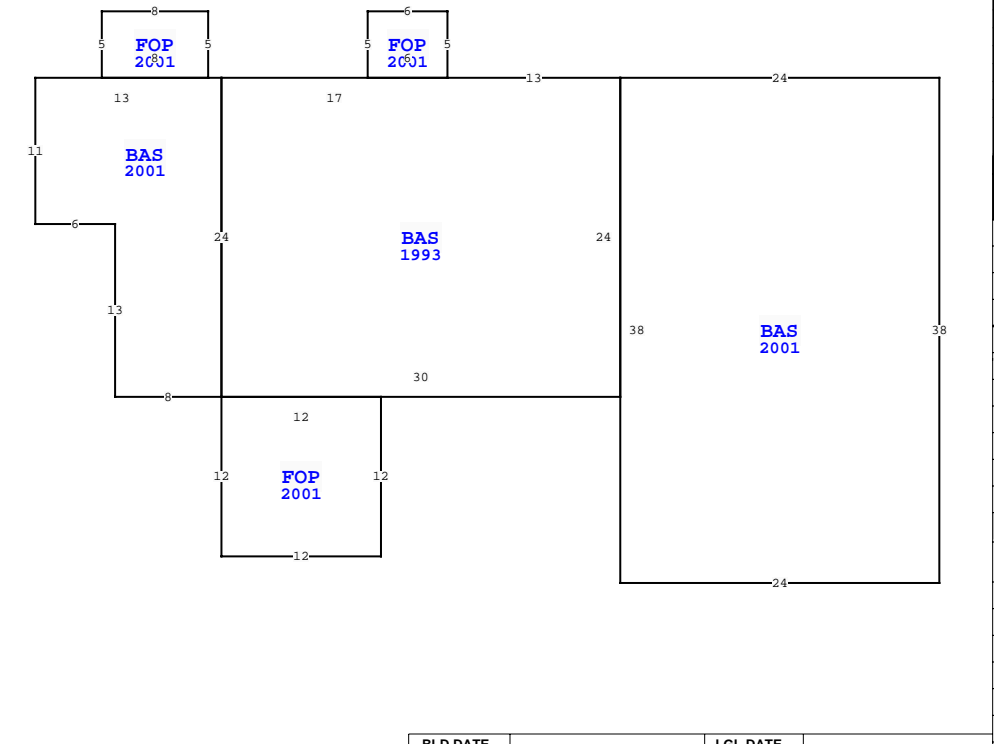
**2025**

51-3N-27-4881-0050-0000

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 Floo	14 CARPET 60
Interior Floo	11 CLAY TILE 40
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,954	119.8736	119.87	234,226	1983	1994	0	0	14.75	85.25

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			199,678
TOTAL MARKET OB/XF VALUE			2,724
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			287,402
SOH/AGL Deduction			152,486
ASSESSED VALUE			134,916
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			84,194
TOTAL JUST VALUE			287,402
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			273,537



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	720	100	1993	720	73,576
BAS	258	100	2001	258	26,364
BAS	912	100	2001	912	93,196
FOP	30	30	2001	9	920
FOP	40	30	2001	12	1,226
FOP	144	30	2001	43	4,394
<b>TOTALS</b>	<b>2,104</b>			<b>1,954</b>	<b>199,678</b>

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015089	H/AC	0	06/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0726/1909	4/03/1995	QC	Q	I	06	100

GRANTOR: DWINNELL JOSEPH E JR  
GRANTEE: DWINNELL CYNTHIA GA

0383/0241	4/01/1983	WD	Q	V		9,000
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GRANTOR:  
GRANTEE:

EXTRA FEATURES		86451 JEAN RD, YULEE														
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	0940	SHEDS/PORT	0	100	23	12			20.10	100	1993	1993	3	20	1,110	
2	0680	POLE SHED	0	100	23	10	SF	10.00	10.00	100	1993	1993	3	20	460	
3	0803	ASPHALT C	0	100	0	0	SF	1.60	1.60	100	1995	1995	3	50	1,154	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2001] W24 BAS=[YR=1993] W13 FOP=[YR=2001] N5 W6 S5 E6 \$ W17 BAS=[YR=2001] W1 FOP=[YR=2001] N5 W8 S5 E8 \$ W13 S11 E6 S13 E8 N24 \$ S24 FOP=[YR=2001] S12 E12 N12 W12 \$ E30 N24 \$ S38 E24 N38 \$ .	

LAND DESCRIPTION		TOTAL OB/XF 2,724																						
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	153.00	287.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							