

TRACT 52
YULEE HILLS PB 4/31
R107846 & 107847

THORNTON MARSHA K
86399 JEAN ROAD
YULEE, FL 32097

2025

51-3N-27-4881-0052-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 70	
Exterior Wall	05	AVERAGE 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	08	SHT VINYL 50	
Interior Floor	14	CARPET 50	
Air Condition	01	NONE 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	
BUD8 Adjustme	04	DIST 01 100	
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	1,248	100	1993
FCP	720	25	1993
FOP	624	30	1993
FSP	288	60	1993
UOP	24	25	1993
TOTALS	2,904		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,794	106.2000	84.96	152,418	1983	1983	0	0	70.00	30.00

1 M/H 93- - 0% - 0 Heated Area: 1248 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		45,725	
TOTAL MARKET OB/XF VALUE		1,497	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		132,222	
SOH/AGL Deduction		46,145	
ASSESSED VALUE		86,077	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		86,077	
TOTAL JUST VALUE		132,222	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		121,507	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4800	NEW CONSTR	98	02/21/1988
4657	ADDITION	13,366	02/11/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/1930	12/04/2007	FJ U	I	11		100

GRANTOR: THORNTON LENDOL EUGEN
GRANTEE: THORNTON MARSHA K
0345/0700 9/01/1981 WD Q V 7,500
GRANTOR:
GRANTEE:

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	0350	CARPORT WD	0	0	24	24	SF	8.71	8.71	100	1985	1985	3	20	1,003	
2	0350	CARPORT WD	0	0	12	24	SF	8.58	8.58	100	1985	1985	3	20	494	

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W28 FSP=[YR=1993] N12 W24 UOP=[YR=1993] W4 S6 E4 N6\$ S12 E24\$ W24 FCP=[YR=1993] W20 S36 E20 FOP=[YR=1993] E52 N12 W52 S12\$ N36\$ S24 E52 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	0	0006	RM	153.00	286.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							