TRACT 61
YULEE HILLS PB 4/31

HANIFEE JARON D
86135 JEAN ROAD
YULEE, FL 32097

2025

51-3N-27-4881-0061-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

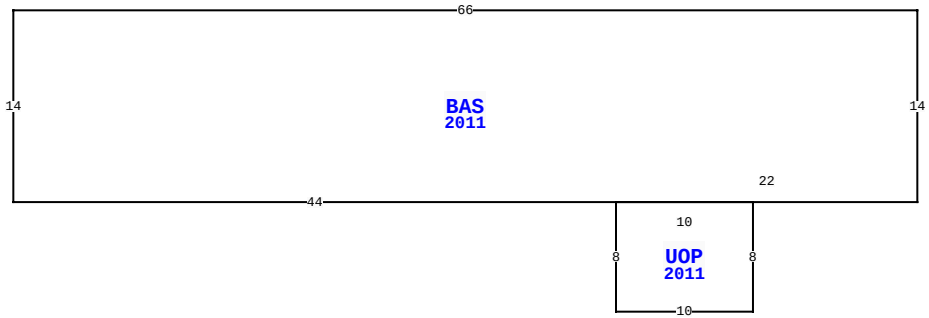
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2011	924	43,957
UOP	80	25	2011	20	951
TOTALS	1,004			944	44,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	944	116.6000	99.11	93,560	2002	2002	0	0	0	52.00	48.00

2 M/H 94+ – 100% - 2022 Heated Area: 924 HX Base Yr 2022



86135 JEAN 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		44,909
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		129,909
SOH/AGL Deduction		37,425
ASSESSED VALUE		92,484
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,762
TOTAL JUST VALUE		129,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH-5365	NEW CONSTR	0	09/09/2011
E23745	NEW CONSTR	0	08/01/2011
P14941	NEW CONSTR	0	08/01/2011
971710	MH MOVE-ON	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2261/0366	3/13/2019	WD	U	I	11	100
GRANTOR: DUNLEAVY VIRGINIA L						
GRANTEE: HANIFEE JARON D						
1787/0393	4/03/2012	QC	U	I	11	100
GRANTOR: DUNLEAVY JOHN J & VIR						
GRANTEE: DUNLEAVY JOHN J & V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W66 S14 E44 UOP=[YR=2011] S8 E10 N8 W10$ E22 N14 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	RM	153.00	286.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 08/24/2022 BY NWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS