TRACT 66
IN OR 2520/454
YULEE HILLS PB 4/31

MOORE ANDREA & BILLY
86036 JEAN RD
YULEE, FL 32097

2025

51-3N-27-4881-0066-0000

NASSAU COUNTY PROPERTY

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 80
Interior Floo	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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

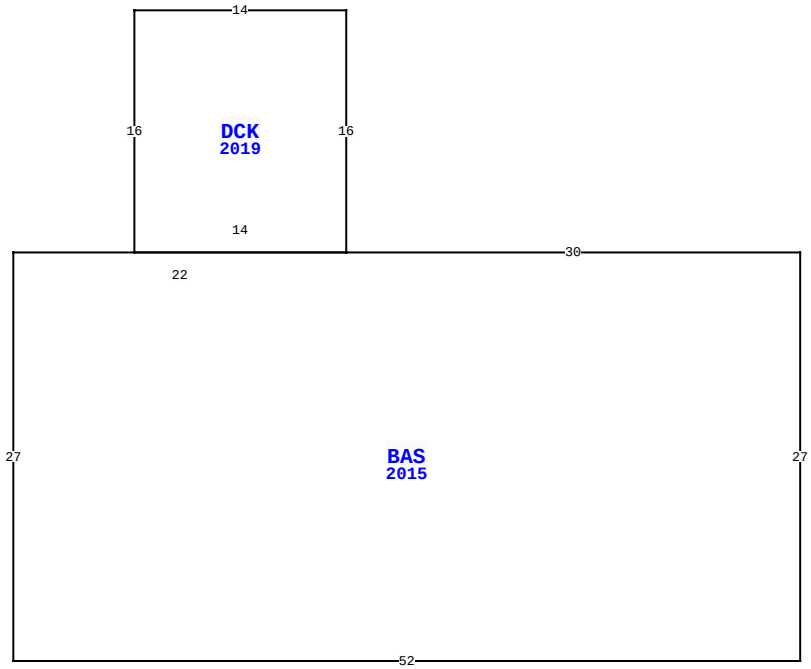
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2015	1,404	143,060
DCK	224	10	2019	22	2,242
TOTALS	1,628			1,426	145,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,426	117.9360	106.14	151,356	2015	2015	0	0	0	4.00	96.00

2 SFR MODULR – 100% - 2022 Heated Area: 1404 HX Base Yr 2022



86036 JEAN RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		145,302
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,300
TOTAL MARKET VALUE		245,602
SOH/AGL Deduction		58,402
ASSESSED VALUE		187,200
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,478
TOTAL JUST VALUE		245,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530754	CO ISSUED	0	07/30/2015
B1530754	NEW CONSTR	0	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2520/0454	11/19/2021	WD	Q	I	02	208,000
GRANTOR: POLKINHORN NATHANIEL						
GRANTEE: MOORE ANDREA & BILL						
1966/0791	3/04/2015	WD	U	I	37	35,000
GRANTOR: MARTYN THOMAS W & ROB						
GRANTEE: POLKINHORN NATHANIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W30 DCK=[YR=2019] N16 W14 S16 E14$ W22 S27 E52 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	181.00	285.00	1.18	AC		1.00	1.00	1.00	85,000.00	85,000.00	100,300							

REVIEW DATE 06/08/2020 BY NWA Total Acres: 1.18 Total Land Value: 100,300 Market: 0 Agricultural: 0 Common: 100,300 PRINTED 07/30/2025 BY SYS