TRACT 71 R567677
IN OR 1315/474
YULEE HILLS PB 4/31

SOUTHWELL KIMBERLY CAROL
86182 JEAN ROAD
YULEE, FL 32097

2025

51-3N-27-4881-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

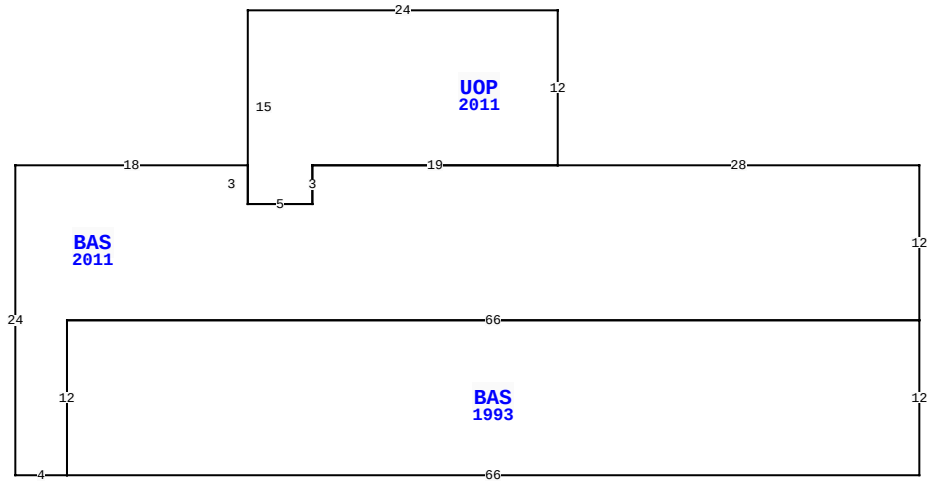
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD 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	792	100	1993	792	17,906
BAS	873	100	2011	873	19,737
UOP	303	25	2011	76	1,718
TOTALS	1,968			1,741	39,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,741	94.2000	75.36	131,202	1969	1969	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1665 HX Base Yr 1994



86182 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		39,361
TOTAL MARKET OB/XF VALUE		6,864
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		131,225
SOH/AGL Deduction		81,472
ASSESSED VALUE		49,753
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,753
TOTAL JUST VALUE		131,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B029289	ADDITION	9,120	01/01/2002
B07767	REPAIR/RRF	7,776	11/01/2000
E996467	CHNGE SRVC	600	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/0474	5/05/2005	QC	Q	I	06	100
GRANTOR: KNOWLES ANTHONY LEVI						
GRANTEE: SOUTHWELL KIMBERLY						
0541/0768	4/25/1988	WD	U	I	11	25,000
GRANTOR: HICKS MICHAEL D						
GRANTEE: SOUTHWELL & KNOWLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W28 UOP=[YR=2011] N12 W24 S15 E5 N3 E19$ W19 S3 W5 N3 W18 S24 E4 BAS=[YR=1993] E66 N12 W66 S12 $ N12 E66 N12 $.

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
1	0200	BARN WD 0-	0	100	16	24	384.00	SF	40.00	40.00	100	1985	1985	3	20	3,072	
2	0940	SHEDS/PORT	0	100	24	23	552.00	SF	30.00	30.00	100	1998	1998	3	20	3,312	
3	0751	UOP	0	100	24	10	240.00	SF	10.00	10.00	100	1995	1995	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 6,864

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	153.00	285.00	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