TRACT 72
IN OR 534/82 8D610194N
YULEE HILLS PB 4/31

OSBORNE GERALDINE
86204 JEAN ROAD
YULEE, FL 32097

2025

51-3N-27-4881-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

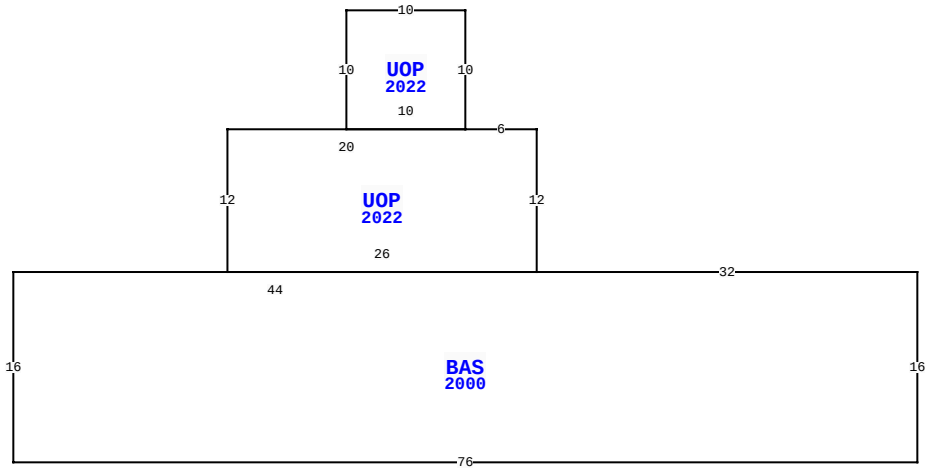
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2000	1,216	65,080
UOP	100	25	2022	25	1,338
UOP	312	25	2022	78	4,175
TOTALS	1,628			1,319	70,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,319	116.6000	99.11	130,726	2000	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 0 Heated Area: 1216 HX Base Yr



86204 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		70,592
TOTAL MARKET OB/XF VALUE		3,348
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		158,940
SOH/AGL Deduction		90,089
ASSESSED VALUE		68,851
TOTAL EXEMPTION VALUE	HX HB WX	48,851
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		158,940
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007349	FOUNDATION	2,000	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0234/0082	2/01/1977	WD	U	V		3,500
GRANTOR:						
GRANTEE:						
0183/0237	1/01/1974	CD	Q	V		3,495
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W32 UOP=[YR=2022] N12 W6 UOP=[YR=2022] N10 W10 S10 E10$ W20 S12 E26$ W44S16 E76 N16$.

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	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2022	2022	3	93	3,348	

LAND DESCRIPTION

TOTAL OB/XF 3,348

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 01/31/2024 BY KBA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS