TRACT 73 R359673 & R359674
IN OR 2442/122
YULEE HILLS PB 4/31

THOMPSON REBECCA L
85192 JOANN RD
YULEE, FL 32097

2025

51-3N-27-4881-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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	01	Quality Level 01

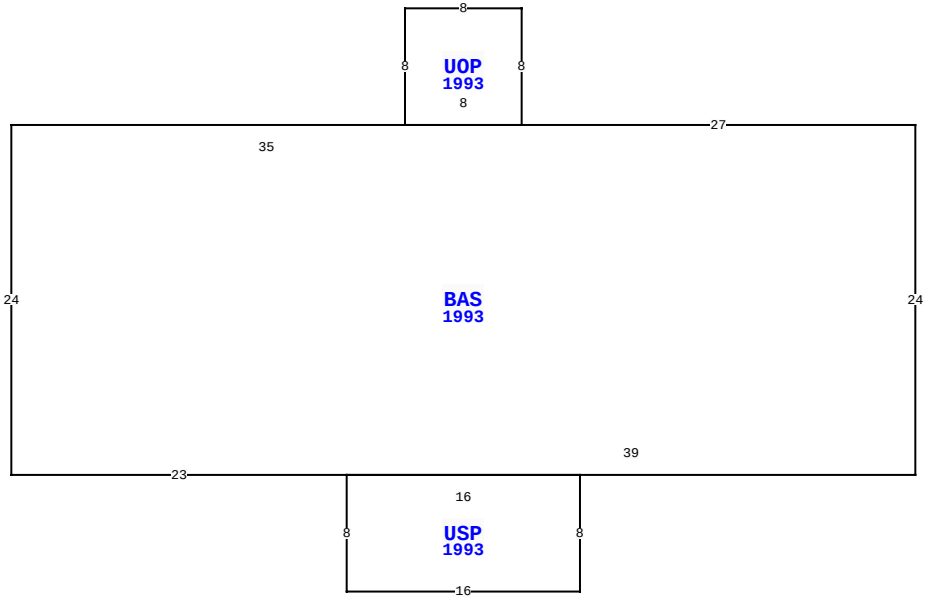
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1993	1,488	14,731
UOP	64	25	1993	16	158
USP	128	50	1993	64	634
TOTALS	1,680			1,568	15,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,568	41.2500	33.00	51,744	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1488 HX Base Yr



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

86234 JEAN RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	15,523
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	100,523
SOH/AGL Deduction	14,923
ASSESSED VALUE	85,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,600
TOTAL JUST VALUE	100,523
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E985019	CHNGE SRVC	0	08/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2442/0122	3/12/2021	LE	U	I	11	100
GRANTOR: CROSBY PEARL L						
GRANTEE: THOMPSON REBECCA L						
0356/0489	3/01/1982	WD	U	V		3,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 UOP=[YR=1993] N8 W8 S8E8 $ W35 S24 E23
USP=[YR=1993] S8 E16 N8 W16$ E39 N24$.

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	0		RM	153.00	285.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 09/07/2021 BY NW Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS