TRACT 79
IN OR 1714/417
YULEE HILLS PB 4/31

CARNES CASSANDRA M & CHAD T
86425 YULEE HILLS RD
YULEE, FL 32097

2025

51-3N-27-4881-0079-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

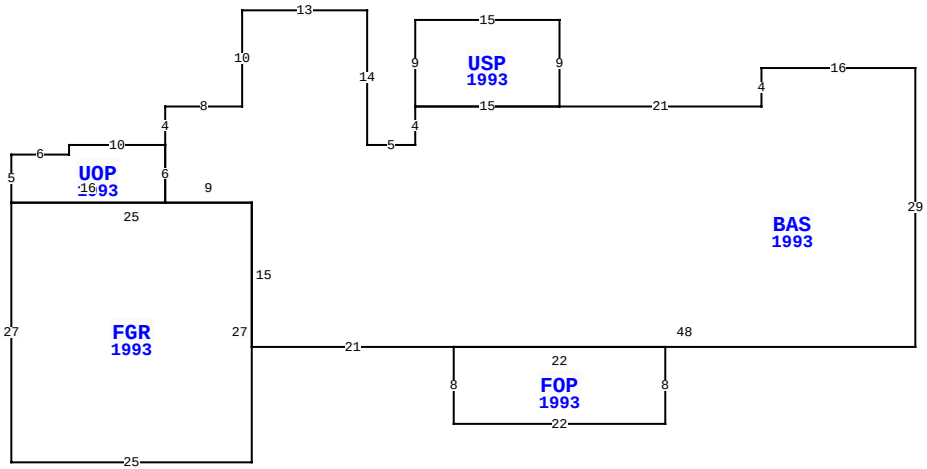
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,989	100	1993	1,989	186,580
FGR	675	55	1993	371	34,802
FOP	176	30	1993	53	4,972
UOP	90	20	1993	18	1,689
USP	135	30	1993	40	3,752
TOTALS	3,065			2,471	231,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,471	114.0480	114.05	281,818	1982	1982	0	0	0	17.75	82.25

1 SINGLE FAM – 50% - 2011 Heated Area: 1989 HX Base Yr 2011



86425 YULEE HILLS 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		231,795
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		141,950
TOTAL MARKET VALUE		375,985
SOH/AGL Deduction		131,882
ASSESSED VALUE		244,103
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		193,381
TOTAL JUST VALUE		375,985
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5136	ADDITION	27,888	09/01/1988
5334	NEW CONSTR	1,025	09/01/1988
2707	H/AC	125	09/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1714/0417	12/10/2010	WD	U	I	11	132,500
GRANTOR: GOSSETT SEAN						
GRANTEE: CARNES CHAD T & CAS						
1694/1160	8/23/2010	CT	U	I	18	90,300
GRANTOR: CLERK OF COURT						
GRANTEE: GOSSETT SEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S4 W21 USP=[YR=1993] N9 W15 S9 E15$ W15 S4 W5 N14 W13 S10 W8S4 UOP=[YR=1993] W10 S1 W6 S5 FGR=[YR=1993] S27 E25 N27W25$ E16 N6$ S6 E9 S15 E21 FOP=[YR=1993] S8 E22 N8 W22$ E48 N29$.

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	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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	50		RM	231.00	304.00	1.67	AC		1.00	1.00	1.00	85,000.00	85,000.00	141,950							

REVIEW DATE 05/06/2025 BY KWA Total Acres: 1.67 Total Land Value: 141,950 Market: 0 Agricultural: 0 Common: 141,950 PRINTED 07/30/2025 BY SYS