TRACT 80
IN OR 1792/1826
R378313 & R78314

BYRD ROCKY B EST
PO BOX 362
YULEE, FL 32041-0362

**2025**

**51-3N-27-4881-0080-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 03 | Quality Level 03 |

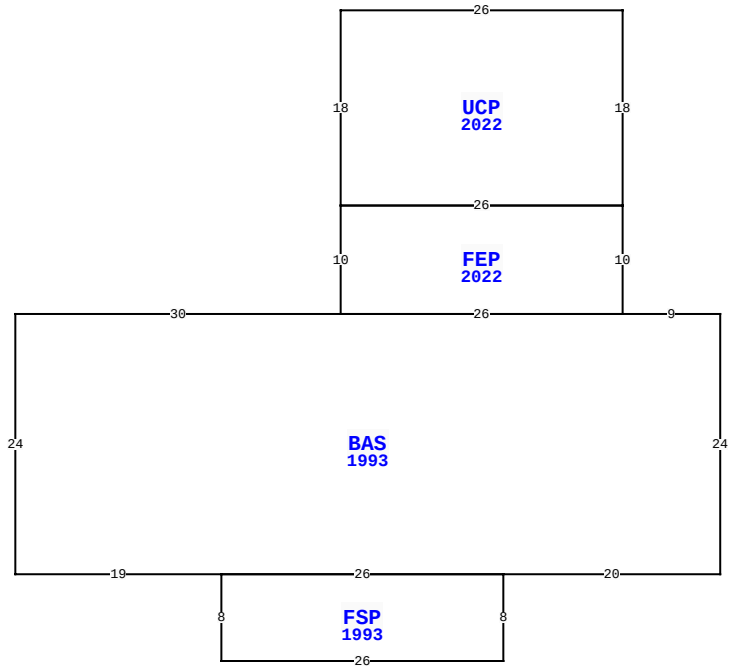
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,560 | 100 | 1993 | 1,560 | 42,682 |
| FEP | 260 | 85 | 2022 | 221 | 6,047 |
| FSP | 208 | 60 | 1993 | 125 | 3,420 |
| UCP | 468 | 20 | 2022 | 94 | 2,572 |
| TOTALS | 2,496 | | | 2,000 | 54,720 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 2,000 | 114.0000 | 91.20 | 182,400 | 1976 | 1995 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1781 HX Base Yr




86430 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 | 54,720 |
| TOTAL MARKET OB/XF VALUE | 3,102 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 142,822 |
| SOH/AGL Deduction | 47,102 |
| ASSESSED VALUE | 95,720 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 95,720 |
| TOTAL JUST VALUE | 142,822 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 130,982 |

R378313 & R378314
76 CATALINA GRANV

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1792/1826 | 3/30/2012 | LE | U | I | 11 | 100 |
| GRANTOR: BYRD IVA L | | | | | | |
| GRANTEE: BYRD ROCKY B | | | | | | |
| 0399/0242 | 9/01/1983 | WD | Q | V | | 3,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W9 W26 W30 S24 E19 E26 E20 N24 $
UCP=[YR=2022;ORIG=-9,-10] N18 W26 S18 E26 $
FEP=[YR=2022;ORIG=-9,0] N10 W26 S10 E26 $
FSP=[YR=1993;ORIG=-46,24] S8 E26 N8 W26 $
.

### 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 615.00 | SF | 5.20 | 5.20 | 100 | 2018 | 2018 | 3 | 97 | 3,102 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,102

| 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 | 0006 | RM | 150.00 | 291.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 04/16/2024 BY KWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS