TRACT 83
IN OR 2052/186
YULEE HILLS PB 4/31

WARREN GLORIA J/SZUBELAK ANDREW D
86386 YULEE HILLS RD
YULEE, FL 32097

2025

51-3N-27-4881-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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

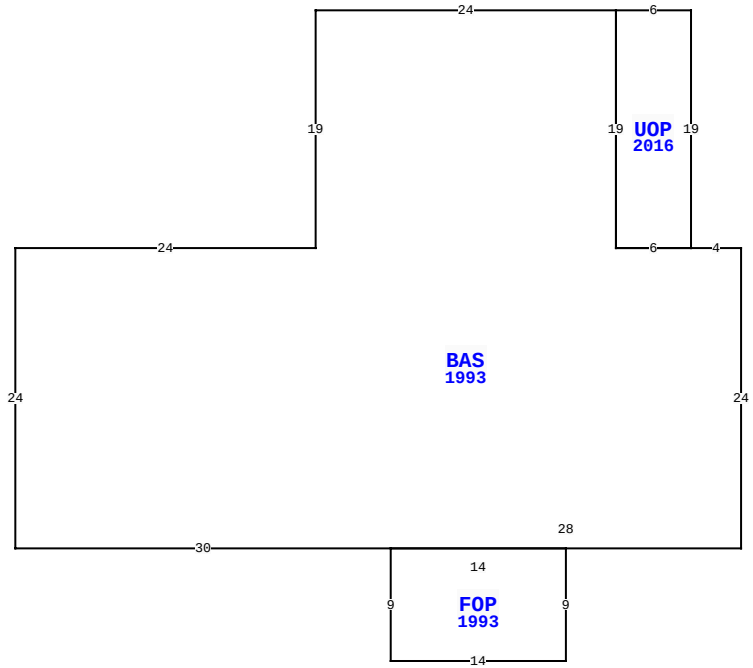
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1993	1,848	52,335
FOP	126	30	1993	38	1,076
UOP	114	25	2016	28	793
TOTALS	2,088			1,914	54,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,914	118.0000	94.40	180,682	1973	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2017 Heated Area: 1848 HX Base Yr 2017



86386 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		54,205
TOTAL MARKET OB/XF VALUE		21,344
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		160,549
SOH/AGL Deduction		87,908
ASSESSED VALUE		72,641
TOTAL EXEMPTION VALUE	HX HB	47,641
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		160,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2052/0186	5/23/2016	WD	Q	I	01	90,000
GRANTOR: REDDEN DANIEL L ET AL						
GRANTEE: WARREN GLORIA J ET						
2032/0184	3/04/2016	FJ	U	I	11	0
GRANTOR: REDDEN WILLIAM LELAND						
GRANTEE: REDDEN DANIEL L ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 UOP=[YR=2016] N19 W6 S19 E6$ W6 N19 W24 S19 W24 S24 E30 FOP=[YR=1993] S9 E14 N9 W14$E28 N24$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1985	1985	3	20	4,032	
3	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	2008	2008	3	31	2,321	
4	0812	CONCRETE C	0	100	0	0	3,702.00	SF	4.00	4.00	100	2008	2008	3	88	13,031	

LAND DESCRIPTION

TOTAL OB/XF 21,344

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	150.00	291.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 08/26/2022 BY NWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS