TRACT 84
IN OR 399 PG 98
YULEE HILLS PB 4/31

DAVIS DONALD H & STARR S
PO BOX 561
YULEE, FL 32041-0561

2025

51-3N-27-4881-0084-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

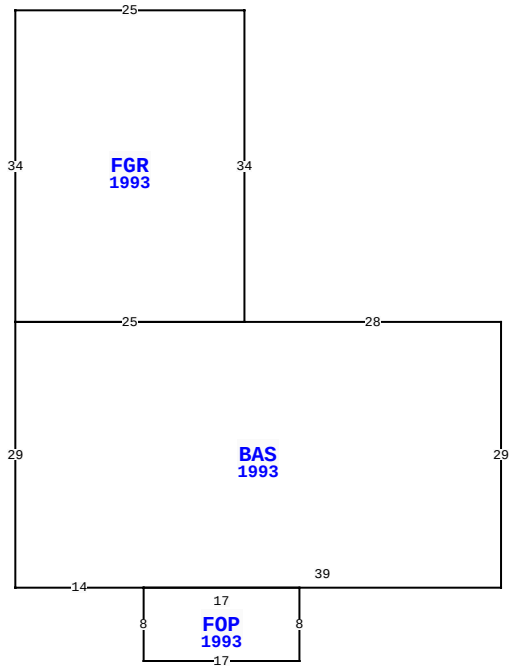
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100	1993	1,537	133,100
FGR	850	55	1993	468	40,527
FOP	136	30	1993	41	3,550
TOTALS	2,523			2,046	177,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,046	125.0480	125.05	255,852	1983	1983	0	0	0	30.75	69.25

1 SINGLE FAM – 100% - 0 Heated Area: 1537 HX Base Yr 1984



86391 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		177,178
TOTAL MARKET OB/XF VALUE		1,803
TOTAL LAND VALUE - MARKET		91,800
TOTAL MARKET VALUE		270,781
SOH/AGL Deduction		140,412
ASSESSED VALUE		130,369
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,647
TOTAL JUST VALUE		270,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0399/0098	9/01/1983	WD	U	V		100
GRANTOR:						
GRANTEE:						
0387/0372	5/01/1983	WD	Q	V		4,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FGR=[YR=1993] N34 W25 S34 E25$ W25 S29 E14
FOP=[YR=1993] S8 E17 N8 W17 $ E39 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	

LAND DESCRIPTION

TOTAL OB/XF 1,803

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	227.00	165.00	1.08	AC		1.00	1.00	1.00	85,000.00	85,000.00	91,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.08 Total Land Value: 91,800 Market: 0 Agricultural: 0 Common: 91,800 PRINTED 07/30/2025 BY SYS