TRACT 113
IN OR 627/996
R673088 & R673089

BRADLEY JAMES S & GERRY LYNN
86290 YULEE HILLS ROAD
YULEE, FL 32097

2025

51-3N-27-4881-0113-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

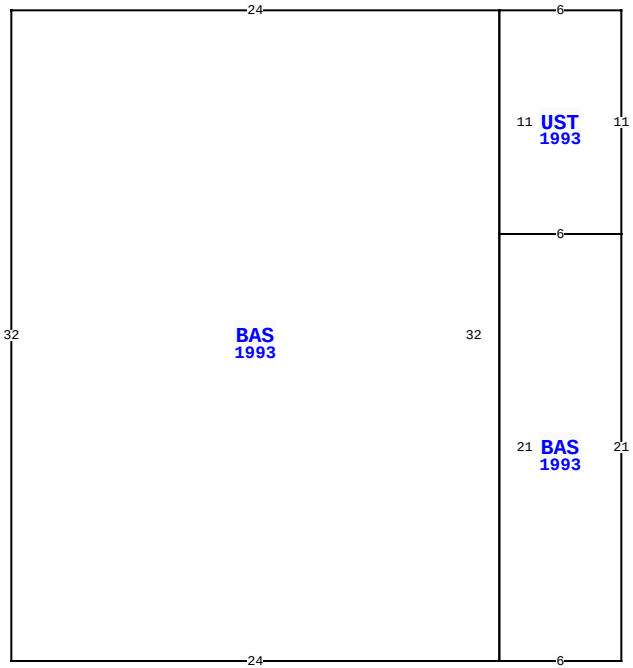
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	126	100	1993	126	1,427
BAS	768	100	1993	768	8,694
UST	66	45	1993	30	340
TOTALS	960			924	10,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	924	61.2000	22.64	20,919	1987	1987	0	0	0	50.00	50.00

1 GARAGE RES – 100% - 0 Heated Area: 894 HX Base Yr



86290 YULEE HILLS RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		81,429
TOTAL MARKET OB/XF VALUE		3,572
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		170,001
SOH/AGL Deduction		82,918
ASSESSED VALUE		87,083
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,361
TOTAL JUST VALUE		170,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982257	MH MOVE-ON	0	06/01/1998
6277	NEW CONSTR	33,640	02/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0627/0996	6/03/1991	WD	Q	I		36,500
GRANTOR: STRICKLAND JOHN & B						
GRANTEE: BRADLEY JAMES & G						
0606/0179	8/30/1990	WD	Q	I	06	20,000
GRANTOR: HENDERSON KAFFEY						
GRANTEE: STRICKLAND JOHN & B						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W6 BAS=[YR=1993] W24 S32E24 BAS=[YR=1993] E6 N21 W6 S21 $ N32 $ S11 E6 N11$.

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	0810	CONCRETE A	0	100	12	20	240.00	SF	6.50	6.50	100	1987	1987	3	49.5	772	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 3,572

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 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

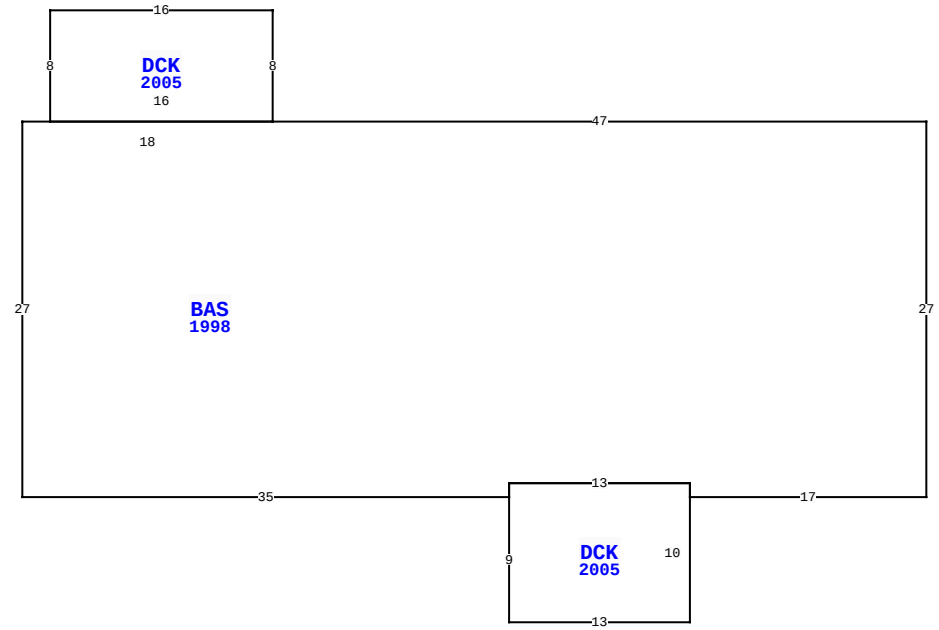
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,742	100	1998	1,742	69,415
DCK	128	15	2005	19	757
DCK	130	15	2005	20	797
TOTALS	2,000			1,781	70,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,781	117.2000	99.62	177,423	1998	1998	0	0	0	60.00	40.00

2 M/H 94+ – 100% - 0 Heated Area: 1742 HX Base Yr



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GRANTOR: HENDERSON KAFFEY						
GRANTEE: STRICKLAND JOHN & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W47 DCK=[YR=2005] N8 W16 S8 E16$ W18 S27 E35
DCK=[YR=2005] S9 E13 N10 W13 S1 $ N1 E13 S1 E17 N27 $.

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

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