TRACT 124
IN OR 643/1128
YULEE HILLS PB 4/31

MUCKENFUSS MICHAEL & CHRISTINE
86062 DEBBIE ROAD
YULEE, FL 32097

2025

51-3N-27-4881-0124-0000

BUILDING CHARACTERISTICS

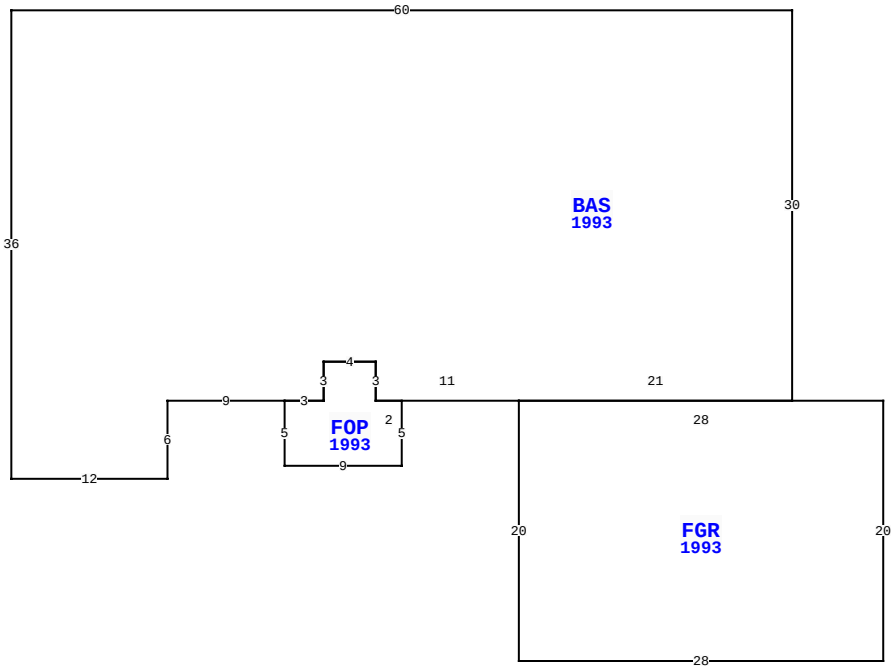
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,860	100	1993	1,860	162,206
FGR	560	55	1993	308	26,860
FOP	57	30	1993	17	1,482
TOTALS	2,477			2,185	190,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,185	102.9000	102.90	224,836	1992	1992	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 0 Heated Area: 1860 HX Base Yr 1993



86062 DEBBIE RD, YULEE

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

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		190,549
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		275,549
SOH/AGL Deduction		138,025
ASSESSED VALUE		137,524
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,802
TOTAL JUST VALUE		275,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26215	REMODEL	1,900	07/01/2012
7728	NEW CONSTR	74,005	12/13/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0643/1128	12/11/1991	QC	Q	I	01	100
GRANTOR: MUCKENFUSS MICHAEL						
GRANTEE: MUCKENFUSS M & C						
0643/0744	12/09/1991	WD	Q	I	01	20,000
GRANTOR: MUCKENFUSS JACOB JR						
GRANTEE: MUCKENFUSS MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S36 E12 N6 E9 FOP=[YR=1993] S5 E9 N5 W2 N3 W4 S3 W3$ E3 N3 E4S3 E11 FGR=[YR=1993] S20 E28 N20 W28$ E21 N30$.

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
1	000100	C	RES	100		RM	153.00	285.00	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