TRACT 130
IN OR 732/794
YULEE HILLS PB 4/31

POTTS HERBERT MICHAEL
86262 YULEE HILLS RD
YULEE, FL 32097

2025

51-3N-27-4881-0130-0000

BUILDING CHARACTERISTICS

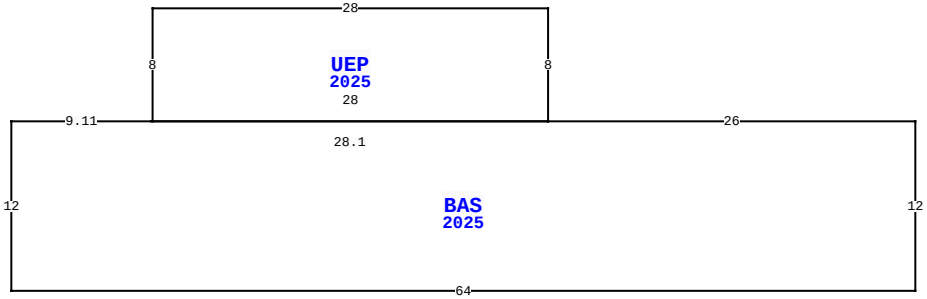
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	768	100	2025	768	19,501
UEP	224	70	2025	157	3,986
TOTALS	992			925	23,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	925	105.8000	84.64	78,292	1968	1968	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 768 HX Base Yr



86262 YULEE HILLS 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
3	0680	POLE SHED	0	0	20	16	320.00	SF	10.00	10.00	100	2025	2000		27	864	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,488
TOTAL MARKET OB/XF VALUE	864
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	109,352
SOH/AGL Deduction	17,238
ASSESSED VALUE	92,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,114
TOTAL JUST VALUE	109,352
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,000

VIN: G12260CK70189 / TITLE: 2997958 / OWNER: HERBE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0732/0794	6/26/1995	WD	Q	V	01	100
GRANTOR: POTTS HERBERT M						
GRANTEE: POTTS HERBERT MICHA						
0721/0182	12/30/1994	WD	U	V	07	0
GRANTOR: POTTS HERBERT M						
GRANTEE: POTTS WALTER DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] E9.11 E28.1 E26 S12 W64 N12 $
UEP=[YR=2025;ORIG=40,10] E28 N8 W28 S8 $
.

LAND DESCRIPTION

TOTAL OB/XF 864

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

REVIEW DATE 12/16/2024 BY KWX Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS