

TRACT 142
IN OR 707 PG 1301
YULEE HILLS PB 4/31

POOLE ASHLEY MARIE/MCCORMICK JOHNNY R ET AL
86144 YULEE HILLS RD
YULEE, FL 32097

2025

51-3N-27-4881-0142-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	884	100	1993	884	68,369
BAS	288	100	2005	288	22,274
FUS	843	100	1993	843	65,198
UOP	224	20	2005	45	3,481

TOTALS	2,239			2,060	159,322
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	684.00	SF	5.20
2	0351	CARPORT MT	0	100	20	10	200.00	SF	10.00
3	0940	SHEDS/PORT	0	100	26	8	208.00	SF	30.00
4	0350	CARPORT WD	0	100	11	11	121.00	SF	13.00
5	1242	WD DECK A	0	100	3	36	108.00	SF	10.00
6	0810	CONCRETE A	0	100	30	10	300.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RM	195.00	236.00	1.02

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,060	102.1000	102.10	210,326	1975	1983		0	0	24.25	75.75
1 SINGLE FAM - 100% - 0 Heated Area: 2015 HX Base Yr 1995												
24 12 12 24 BAS 2005 10 26 26 32 BAS 1993 2 32 7 32 UOP 2005												
30 4 2 30 FUS 1993 4 5 3 4 3 5 4 3 4 3 5 4 3 4 3												

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

L N	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	0811	CONCRETE B	0	100	0	0	684.00	SF	5.20	5.20	100	1980	1980	3	30	1,067	
2	0351	CARPORT MT	0	100	20	10	200.00	SF	10.00	10.00	100	1993	1993	3	20	400	
3	0940	SHEDS/PORT	0	100	26	8	208.00	SF	30.00	30.00	100	1985	1985	3	20	1,248	
4	0350	CARPORT WD	0	100	11	11	121.00	SF	13.00	13.00	100	2002	2002	3	20	315	
5	1242	WD DECK A	0	100	3	36	108.00	SF	10.00	10.00	100	1995	1995	3	20	216	
6	0810	CONCRETE A	0	100	30	10	300.00	SF	6.50	6.50	100	2005	2005	3	84	1,638	

TOTAL OB/XF										4,884							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		RM	195.00	236.00	1.02	AC		1.00	1.00	1.00	85,000.00	85,000.00	86,700

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:			
BUILDING MARKET VALUE					178,451
TOTAL MARKET OB/XF VALUE					4,884
TOTAL LAND VALUE - MARKET					86,700
TOTAL MARKET VALUE					270,035
SOH/AGL Deduction					145,555
ASSESSED VALUE					124,480
TOTAL EXEMPTION VALUE		HX HB			50,722
BASE TAXABLE VALUE					73,758
TOTAL JUST VALUE					270,035
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					257,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2764/122	1/29/2025	QC U	I	I	11		100
GRANTOR:MCCORMICK PATRICIA S							
GRANTEE:POOLE ASHLEY MARIE							
0707/1302	6/22/1994	QC Q	I	I	06		100
GRANTOR:ABERNETHY FRANK C JR							
GRANTEE:NELSON BRENDA G ABE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005] N12 W24 S12 BAS=[YR=1993] W10 S26 E2									
UOP=[YR=2005] S7 E32 N7 W32\$ E32 N26 W24\$ E24\$ PTR=E15									
FUS=[YR=1993] E30 S26 W30 N3 W4 N5 E4 N3 W4 N5 E3 N3 W3 N5 E4									
N2\$ W15\$.									

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