IN OR 2272/741

TILLETT KRISTEN & ADAM L/E/
86144 JENNY LANE
YULEE, FL 32097

2025

52-3N-27-0000-0002-0030

BUILDING CHARACTERISTICS

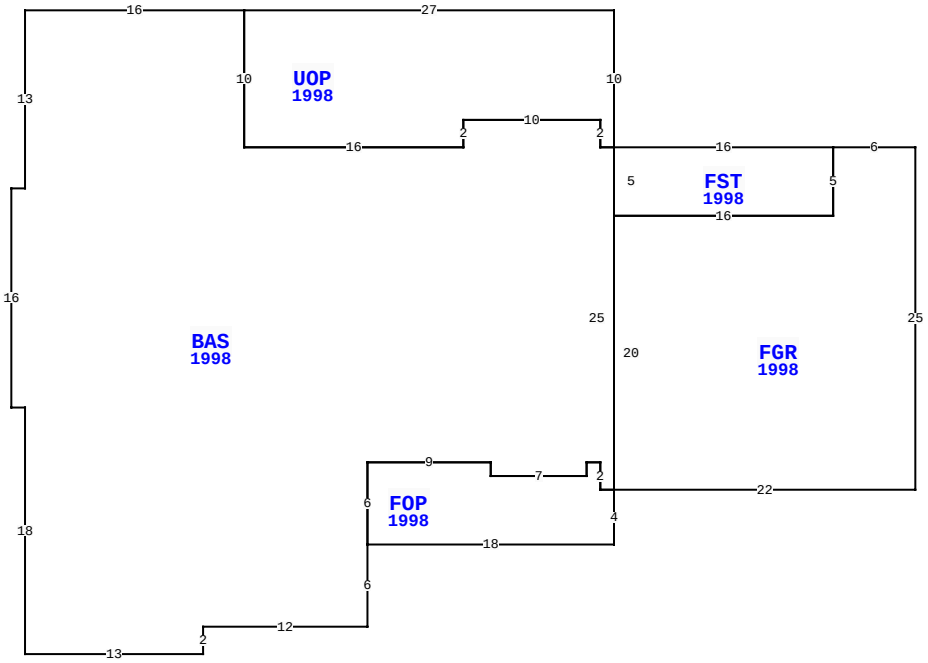
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,520	100	1998	1,520	229,786
FGR	470	55	1998	258	39,003
FOP	99	30	1998	30	4,536
FST	80	55	1998	44	6,652
UOP	250	20	1998	50	7,559
TOTALS	2,419			1,902	287,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,902	122.4608	161.65	307,458	1998	2015	0	0	0	6.48	93.52

1 SNGL FAM – 100% - 2020 Heated Area: 1520 HX Base Yr 2020



86144 JENNY LN, YULEE

BLD DATE	11/18/2019	KKA	LGL DATE	
XF DATE	11/18/2019	KKA	LAND DATE	05/08/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		287,535
TOTAL MARKET OB/XF VALUE		36,675
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		439,210
SOH/AGL Deduction		157,552
ASSESSED VALUE		281,658
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		230,936
TOTAL JUST VALUE		439,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09318	REPAIR/RRF	1,500	05/01/2006
B17791	ADDITION	20,592	05/01/2006
M983179	H/AC	0	08/04/1998
B985000	NEW CONSTR	81,620	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2747/1670	10/30/2024	LE	U	I	11	100
GRANTOR: TILLETT KRISTEN & ADA						
GRANTEE: O'CONNELL ERIN						
2272/0741	4/16/2019	WD	Q	I	01	365,000
GRANTOR: JOHNSON MARTY L & DON						
GRANTEE: TILLETT KRISTEN & A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W6 FST=[YR=1998] W16 UOP=[YR=1998] N10 W27
BAS=[YR=1998] W16 S13 W1 S16 E1 S18 E13 N2 E12 N6
FOP=[YR=1998] E18 N4 W1 N2 W1 S1 W7 N1 W9 S6 $ N6 E9 S1 E7 N1
E1 S2 E1 N25 W1 N2 W10 S2 W16 N10 $ S10 E16 N2 E10 S2 E1 $ S5
E16 N5 $ S5 W16 S20 E22 N25 $.

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	0	0	541.00	SF	6.50	6.50	100	1998	1998	3	73	2,567	
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	
3	0861	POOL GUNIT	0	100	0	0	377.00	SF	85.00	85.00	100	2002	2002	3	27	8,652	
4	0845	KOOL DECK	0	100	0	0	540.00	SF	7.25	7.25	100	2002	2002	3	80	3,132	
5	0300	BOAT DCK W	0	100	0	0	277.00	SF	40.00	40.00	100	2004	2004	3	32	3,546	
6	0680	POLE SHED	0	100	0	0	66.00	SF	10.00	10.00	100	2004	2004	3	32	211	
7	0940	SHEDS/PORT	0	100	0	0	92.00	SF	30.00	30.00	100	2004	2004	3	21	580	
8	0681	POLE SHED	0	100	18	24	432.00	SF	15.00	15.00	100	2005	2005	3	36	2,333	
9	0681	POLE SHED	0	100	11	22	242.00	SF	15.00	15.00	100	2005	2005	3	36	1,307	
10	0510	GARAGE WD-	0	100	24	26	624.00	SF	35.00	35.00	100	2007	2007	3	44	9,610	

TOTAL OB/XF 34,738

LAND DESCRIPTION

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	000131	C	RES CREEK	100		OR	100.00	556.00	100.00	FF		1.00	1.00	1.00	1,150.00	1,150.00	115,000							

REVIEW DATE 11/18/2019 BY KKA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 07/30/2025 BY SYS

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BUILDING DIMENSIONS

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11	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	2007	2007	3	87	362	
12	0351	CARPORT MT	0	100	18	25	450.00	SF	10.00	10.00	100	2009	2009	3	35	1,575	

LAND DESCRIPTION

TOTAL OB/XF 1,937

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

REVIEW DATE 11/18/2019 BY KKA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 07/30/2025 BY SYS