IN OR 1945/939
PAR 2-13 & 2-47

GILL CHRISTOPHER S
86074 RUSH RD
YULEE, FL 32097

2025

52-3N-27-0000-0002-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

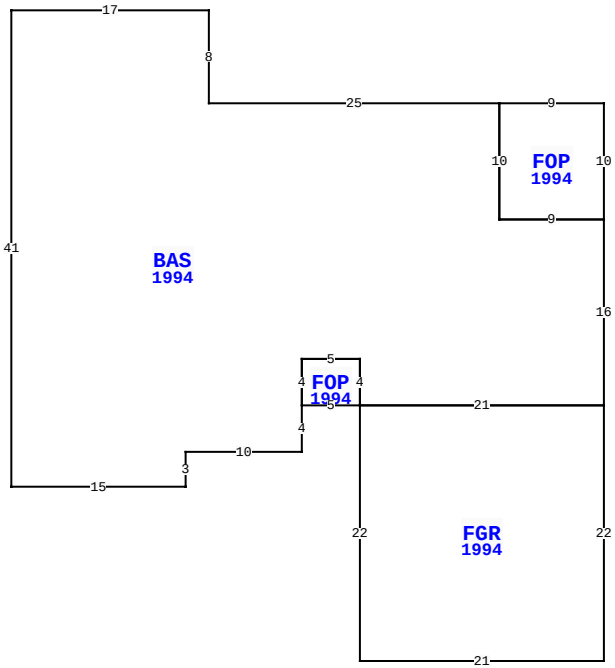
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,497	100	1994	1,497	128,779
FGR	462	55	1994	254	21,850
FOP	20	30	1994	6	516
FOP	90	30	1994	27	2,323
TOTALS	2,069			1,784	153,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,784	111.0000	111.00	198,024	1994	1994	0	0	0	22.50	77.50

1 SINGLE FAM – 100% - 2015 Heated Area: 1497 HX Base Yr 2015



86074 RUSH RD, YULEE

BLD DATE		LGL DATE	
XF DATE		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		165,937
TOTAL MARKET OB/XF VALUE		1,918
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		282,855
SOH/AGL Deduction		93,268
ASSESSED VALUE		189,587
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,865
TOTAL JUST VALUE		282,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530507	24X40	31,200	05/01/2015
941308	NEW CONSTR	1,121	10/01/1994
9401310	NEW CONSTR	109,736	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1945/0939	10/29/2014	WD	Q	I	01	175,000
GRANTOR: BAKER NANCILE O'CONNE						
GRANTEE: GILL CHRISTOPHER S						
1216/0421	3/18/2004	WD	Q	I	01	100
GRANTOR: NEASE NANCILE BAKER						
GRANTEE: O'CONNER NANCILE B						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1994] W9 BAS=[YR=1994] W25 N8 W17 S41 E15 N3 E10 N4 FOP=[YR=1994] E5 N4 W5 S4$ N4 E5 S4 FGR=[YR=1994] S22 E21 N22 W21$ E21 N16 W9 N10$ S10 E9 N10$.

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	0811	CONCRETE B	0	100	0	0	559.00	SF	5.20	5.20	100	1994	1994	3	66	1,918	

LAND DESCRIPTION

TOTAL OB/XF 1,918

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	0005	OR	100.00	700.00	100.00	FF		1.00	1.00	1.00	1,150.00	1,150.00	115,000							

REVIEW DATE 06/08/2020 BY NWA 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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52-3N-27-0000-0002-0130

BUILDING CHARACTERISTICS

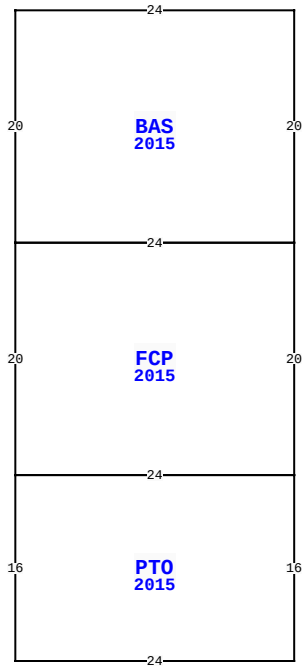
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
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	480	100	2015	480	9,668
FCP	480	25	2015	120	2,417
PTO	384	5	2015	19	383
TOTALS	1,344			619	12,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	619	60.5000	22.38	13,853	2015	2015	0	0	0	10.00	90.00

2 GARAGE RES – 100% - 2015 Heated Area: 480 HX Base Yr 2015



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GRANTOR: NEASE NANCILE BAKER						
GRANTEE: O'CONNER NANCILE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 S20 FCP=[YR=2015] S20 PTO=[YR=2015] S16 E24 N16 W24$ E24 N20 W24$ E24 N20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/08/2020 BY NWA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 07/30/2025 BY SYS