

PT JOHN D VAUGHAN GRANT
PAR'S 2-14 & 2-58
IN OR 2584/617

RINECK MICHAEL D/MCRAE-RINECK ANGELA A L/E
86063 DENTON DR
YULEE, FL 32097

2025

52-3N-27-0000-0002-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	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	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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	889	100	1993	889	75,733
FOP	10	30	2006	3	255
FUS	672	100	1993	672	57,247
STR	20	10	2006	2	171
UGR	567	45	1993	255	21,723
USP	216	30	1993	65	5,537

TOTALS	2,374			1,886	160,667
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	12	16	192.00	SF	20.10	20.10
2	0681	POLE SHED	0 100	10	16	160.00	SF	8.85	8.85
3	0810	CONCRETE A	0 100	16	8	128.00	SF	6.50	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	0008	OR	0.00	0.00	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	1,886	106.8200	106.82	201,463	1972	1972	0	0	20.25	79.75
1 SINGLE FAM - 100% - 2015 Heated Area: 1561 HX Base Yr 2015											

86063 DENTON DR, YULEE	BLD DATE 01/24/2020	KKA	LGL DATE 05/08/2025	MLU
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
1,238											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		160,667	
TOTAL MARKET OB/XF VALUE		1,238	
TOTAL LAND VALUE - MARKET		86,700	
TOTAL MARKET VALUE		248,605	
SOH/AGL Deduction		120,275	
ASSESSED VALUE		128,330	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		77,608	
TOTAL JUST VALUE		248,605	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		235,959	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2584/0617	8/16/2022	LE U	I	I	11	100	
GRANTOR: RINECK MICHAEL D & AN							
GRANTEE: MCRAE ISABELLA							
1892/1857	12/05/2013	WD Q	I	I	02	110,000	
GRANTOR: PULICE LUCIA L							
GRANTEE: MCRAE ANGELA A							

BUILDING NOTES									

BUILDING DIMENSIONS									
UGR=[YR=1993] W14 USP=[YR=1993] N12 W18 S12 BAS=[YR=1993] W20 S29 E13 STR=[YR=2006] S4 E5 N4 FOP=[YR=2006] N2 W5 S2 E5\$ W5\$ N2 E5 S2 E13 N29 W11\$ E11 E7\$ W7 S27E21 N27\$ PTR= E47 FUS=[YR=1993] E11 N8 E9 S8 E10 S20 W30 N20\$ W47\$.									