

LYLE BARBARA J & JOSEPH L/E/
76101 BILLS TRAIL
YULEE, FL 32097

02-2N-26-0000-0004-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND							
Exterior Wall	05	AVERAGE 100								0100	01	1,948	103.9290	109.13	212,585	1942	1942	0	0	0	28.00	72.00	VALUATION BY STANDARD						
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM 100% - 2023 Heated Area: 1724 HX Base Yr										Tax Group: 4 Tax Dist:									
Roof Cover	12	MODULAR MT 100																		BUILDING MARKET VALUE 158,789									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE 3,196									
Interior Floor	08	SHT VINYL 60																		TOTAL LAND VALUE - MARKET 87,250									
Interior Floor	14	CARPET 40																		TOTAL MARKET VALUE 249,235									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction 0									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE 249,235									
Bedrooms		1 100																		TOTAL EXEMPTION VALUE 13 245,735									
Bathrooms		1 100																		BASE TAXABLE VALUE 3,500									
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE 249,235									
Stories	2.	2. 100																		NCON VALUE 0									
Units		0 100								INCOME VALUE																			
BUD8 Adjustme	04	DIST 01 100								PREVIOUS YEAR MKT VALUE 262,596																			
Occupancy	00	NONE 100																											
Quality		04	Quality Level 04																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA 05																										
NEIGHBORHOOD/LOC		5001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	840	100	1993	840	66,002																								
BAS	464	100	1999	464	36,458																								
FOP	20	30	1998	6	472																								
FST	120	55	2012	66	5,186																								
FUS	420	100	1998	420	33,001																								
UOP	169	20	2012	34	2,671																								
UOP	348	20	2012	70	5,500																								
USP	160	30	1998	48	3,771																								
TOTALS	2,541			1,948	153,061																								
EXTRA FEATURES										76101 BILLS TR, YULEE																			
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														
2	0940	SHEDS/PORT	0 100	12 11	132.00	SF	30.00	30.00	100	1980	1980	3	20	792															
3	0351	CARPORT MT	0 100	19 14	266.00	SF	10.00	10.00	100	1980	1980	3	20	532															
5	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1942	1942	3	20	700															
6	0351	CARPORT MT	0 100	28 12	336.00	SF	10.00	10.00	100	2004	2004	3	20	672															
7	0572	JUNK MH	0 100	0 0	1.00	UT	500.00	500.00	100	2024	1978	03	100	500															
LAND DESCRIPTION TOTAL OB/XF 3,196																													
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					
1	000100	C	RES	100	0005	OR	0.00	0.00	3.35	AC		1.00	1.00	1.00	25,000.00	25,000.00	83,750												
2	009605	C	WETLANDS	0					3.50	AC		1.00	1.00	1.00	1,000.00	1,000.00	3,500												

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BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION

Exterior Wall 05 AVERAGE 100

Roof Structure 03 GABLE/HIP 100

Roof Cover 04 COMP SHNGL 100

Interior Wall 03 PLYWOOD 100

Interior Floor 03 CONC FINSH 100

Air Condition 01 NONE 100

Heating Type 01 NONE 100

Bedrooms 0 100

Bathrooms 0 100

Frame 02 WOOD FRAME 100

Stories 1. 1. 100

Units 0 100

Occupancy 00 NONE 100

TOTALS 720 374 5,728

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 04/03/2024 BY TWA Total Acres: 6.85 Total Land Value: 87,250 Market: 0 Agricultural: 0 Common: 87,250 PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

6500 01 374 77.0000 30.03 11,231 1998 1998 0 0 0 49.00 51.00

2 GARAGE RES 100% - 2023 Heated Area: 288 HX Base Yr

24 BAS 1998 24 UCP 1998 24

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

05/08/2026 MLU

76101 BILLS TR, YULEE

NASSAU COUNTY PROPERTY PAGE 2 of 2 4

VALUATION SUMMARY VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 158,789

TOTAL MARKET OB/XF VALUE 3,196

TOTAL LAND VALUE - MARKET 87,250

TOTAL MARKET VALUE 249,235

SOH/AGL Deduction 0

ASSESSED VALUE 249,235

TOTAL EXEMPTION VALUE 13 245,735

BASE TAXABLE VALUE 3,500

TOTAL JUST VALUE 249,235

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 262,596

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2815/1725 9/15/2025 LE U I 11 100

GRANTOR: LYLE BARBARA J & JOSE

GRANTEE: LYLE JOSEPH BRENT

1031/1479 1/17/2002 WD Q I 199,000

GRANTOR: GRESHAM RONALD E & PA

GRANTEE: LYLE BARBARA J & JO

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1998] W18 BAS=[YR=1998] W12 S24 E12 N24 \$ S24 E18 N24 \$.