

BONES REGINALD LEON & KIMBERLY DAWN
76024 ESTUARY WAY
YULEE, FL 32097

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		31	HARDIE BRD 100		0100	01	2,998	111.9540	117.55	352,415	2025	2025		0	0	0.00	100.00	VALUATION BY		STANDARD															
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 0% - 2026													Heated Area: 2622 HX Base Yr																	
Roof Cover		03	COMP SHNGL 100															Tax Group: 4 Tax Dist:																	
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE										352,415							
Interior Floo		11	CLAY TILE 70															TOTAL MARKET OB/XF VALUE										0							
Interior Floo		14	CARPET 30															TOTAL LAND VALUE - MARKET										67,000							
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE										419,415							
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction										0							
Bedrooms			5 100															ASSESSED VALUE										419,415							
Bathrooms			3.5 100															TOTAL EXEMPTION VALUE										0							
Frame		02	WOOD FRAME 100															BASE TAXABLE VALUE										419,415							
Stories		2.	2. 100															TOTAL JUST VALUE										419,415							
Units			0 100		NCON VALUE										352,415																				
					INCOME VALUE																														
					PREVIOUS YEAR MKT VALUE										65,000																				
Quality		03	Quality Level 03																																
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA		05																														
NEIGHBORHOOD/LOC		5020.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,267	100	2026	2,267	266,486																														
FGR	462	55	2026	254	29,858																														
FOP	170	30	2026	51	5,995																														
FOP	221	30	2026	66	7,758																														
FUS	355	100	2026	355	41,730																														
STR	52	10	2026	5	588																														
TOTALS		3,527			2,998	352,415																													
EXTRA FEATURES					76024 ESTUARY WAY, YULEE										BLD DATE				LGL DATE		04/10/2026		MLU												
															XF DATE				LAND DATE																
															INC DATE				AG DATE																
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																		