

OR 206/702 OR 327/328 &
OR 300/291 PARS 12-19 &
12-24 & 12-25

KURLIN JOHNNY JR & MARLENE L/E/
96214 WILLYOUNG ROAD
YULEE, FL 32097

2026

38-3N-28-0000-0012-0190



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,056	100	1993	2,056	265,353
FGR	575	55	1993	316	40,784
FOP	96	30	1993	29	3,743
FOP	121	30	1993	36	4,647
FST	136	55	1993	75	9,680
UOP	144	20	1993	29	3,743

TOTALS	3,128			2,541	327,949
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0680	POLE SHED	0	100	18	16	288.00	SF	10.00
4	0300	BOAT DCK W	0	100	0	0	424.00	SF	40.00
5	0511	GARAGE CB-	0	100	31	41	1,271.00	SF	40.00
7	0681	POLE SHED	0	100	12	16	192.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100	0005	RMH	280.00	325.00	280.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,541	122.5728	170.38	432,936	1976	1996	0	0	24.25	75.75

1 SNGL FAM 100% - 0

Heated Area: 2056

HX Base Yr 1993

The floor plan diagram illustrates a building layout with several distinct areas, each labeled with a code and the year 1993. The areas are defined by black lines and labeled in blue text. Dimensions are provided for each section, indicating the size of the areas in feet. The areas include:

- UOP 1993**: A rectangular area at the top center, measuring 16 feet wide and 9 feet high.
- FOP 1993**: A rectangular area on the left side, measuring 16 feet wide and 6 feet high.
- FST 1993**: A rectangular area on the left side, measuring 8 feet wide and 2 feet high.
- BAS 1993**: A large rectangular area on the right side, measuring 30 feet wide and 33 feet high.
- FOP 1993**: A rectangular area in the center, measuring 11 feet wide and 11 feet high.
- FGR 1993**: A rectangular area at the bottom left, measuring 23 feet wide and 25 feet high.

The diagram also shows various other dimensions and lines that define the overall shape and internal divisions of the building. For example, the top horizontal line is 37 feet long, and the bottom horizontal line is 23 feet long. The left vertical line is 6 feet high, and the right vertical line is 33 feet high. The central area is 11 feet wide and 11 feet high. The bottom left area is 23 feet wide and 25 feet high. The top center area is 16 feet wide and 9 feet high. The left side area is 16 feet wide and 6 feet high. The right side area is 30 feet wide and 33 feet high. The center area is 11 feet wide and 11 feet high. The bottom left area is 23 feet wide and 25 feet high. The bottom right area is 39 feet wide and 11 feet high. The top right area is 30 feet wide and 33 feet high. The bottom right area is 39 feet wide and 11 feet high. The top left area is 16 feet wide and 6 feet high. The bottom left area is 23 feet wide and 25 feet high. 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TOTAL OB/XF											
38,177											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		327,949	
TOTAL LAND VALUE - MARKET		38,177	
TOTAL MARKET VALUE		868,000	
SOH/AGL Deduction		942,347	
ASSESSED VALUE		291,779	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		51,411	
TOTAL JUST VALUE		240,368	
NCON VALUE		1,234,126	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,214,274	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8792	GARAGE	20,500	03/26/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2468/0545	6/06/2021	QC	U	I	11
GRANTOR: KURLIN JOHNNY R JR &					
GRANTEE: BRAGG PAMELA & WAND					
0206/0702	1/01/1975	WD	U	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W30 UOP=[YR=1993] N9 W16 S9 E16 \$ W37					
FOP=[YR=1993] W6 S16 FST=[YR=1993] S17 FGR=[YR=1993] S25 E23					
N25 FOP=[YR=1993] E11 N11 W11 S11 \$ W23 \$ E8 N17 W8 \$ E6 N16					
\$ S16 E2 S17 E15 N11 E11 S11 E39 N33 \$.					