LOT 6
DAVIS ESTATE HEIGHTS PBK 5/15

YANIE ROAD LLC
PO BOX 706
FERNANDINA BEACH, FL 32035

2026

42-2N-27-4310-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

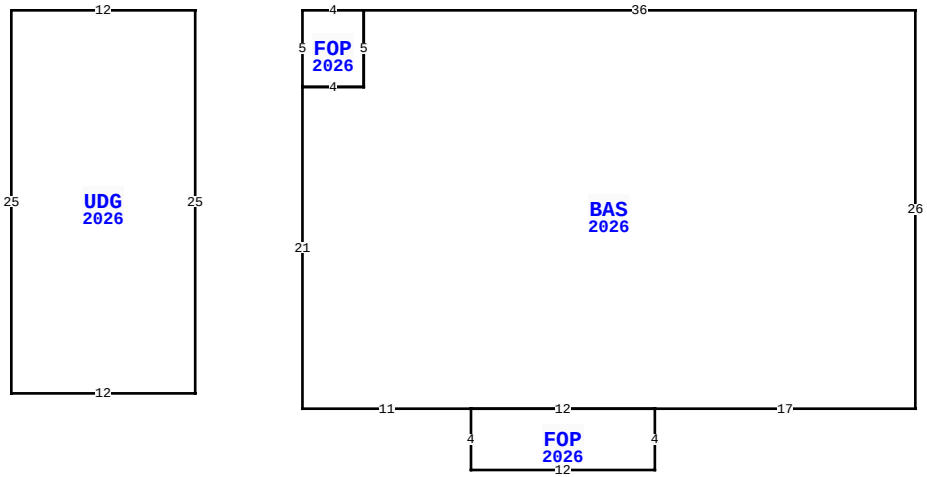
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
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	1,020	100	2026	1,020	151,490
FOP	20	30	2026	6	891
FOP	48	30	2026	14	2,079
UDG	300	55	2026	165	24,506
TOTALS	1,388			1,205	178,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,205	106.8480	148.52	178,967	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 1020 HX Base Yr



86131 YANIE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	178,967
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	243,967
SOH/AGL Deduction	16,600
ASSESSED VALUE	227,367
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,367
TOTAL JUST VALUE	243,967
NCON VALUE	178,967
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250004152	NSFR	172,122	04/21/2025
240012241	12 X 25 MODULAR M	19,455	10/31/2024
240012240	NEW SFR 1016 HTD/	172,122	10/31/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2684/1808	12/15/2023	WD	Q	V	05	70,000
GRANTOR: DAVIS STEPHANIE YVONN						
GRANTEE: YANIE ROAD LLC						
2103/1066	2/27/2017	QC	U	V	11	100
GRANTOR: DAVIS ERNO L						
GRANTEE: DAVIS STEPHANIE YVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=44,15] N5 E36 S26 W17 W12 W11 N21 E4 $
UDG=[YR=2026;ORIG=21,10] E12 S25 W12 N25 $
FOP=[YR=2026;ORIG=51,36] E12 S4 W12 N4 $
FOP=[YR=2026;ORIG=44,15] W4 N5 E4 S5 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0	0008	RSF-	2100.00	70.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/27/2026 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS