LOTS 10 11 12 13
DAVIS ESTATE HEIGHTS
PB 5/15

RHODES LAURA D L/E/
PO BOX 2
YULEE, FL 32041-0002

2026

42-2N-27-4310-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

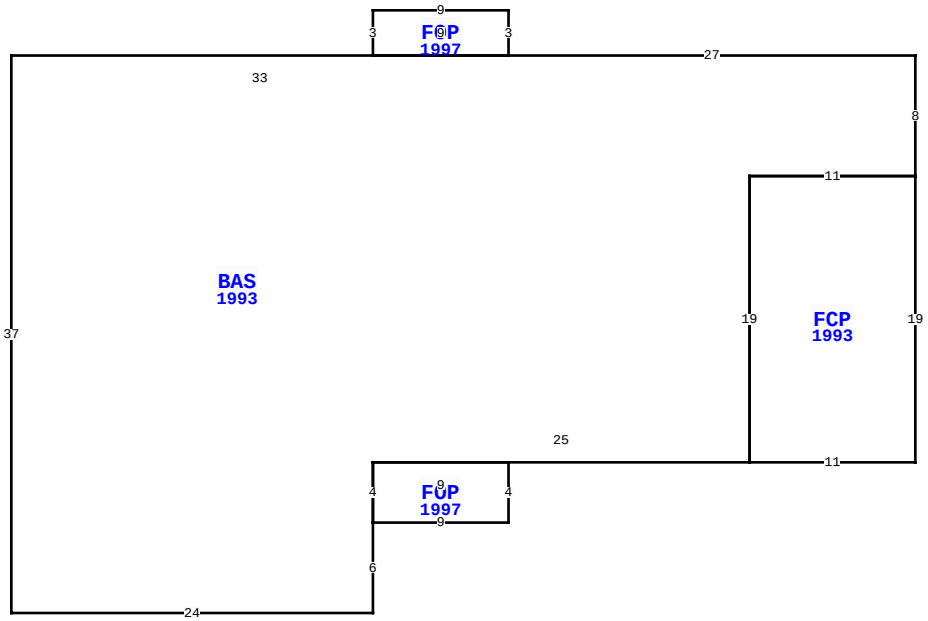
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,651	100	1993	1,651	132,911
FCP	209	25	1993	52	4,186
FOP	27	30	1997	8	644
FOP	36	30	1997	11	886
TOTALS	1,923			1,722	138,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,722	100.0000	105.00	180,810	1967	1980	0	0	0	23.33	76.67

1 SINGLE FAM 100% - 0 Heated Area: 1651 HX Base Yr



86138 YANIE RD, YULEE

BLD DATE	10/02/2013	KK	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		138,627
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		234,000
TOTAL MARKET VALUE		374,587
SOH/AGL Deduction		285,198
ASSESSED VALUE		89,389
TOTAL EXEMPTION VALUE	HX HB WX SL	89,389
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		374,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2705/728	4/09/2024	LE	U	I	11	100

GRANTOR: RHODES LAURA DELL
GRANTEE: RHODES-BLOUNT LUELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 FOP=[YR=1997] N3 W9 S3 E9$ W33 S37 E24 N6 FOP=[YR=1997] E9 N4 W9 S4$ N4 E25 FCP=[YR=1993] E11 N19 W11 S19$ N19 E11 N8$.

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
1	0510	GARAGE WD-	0	100	20	14	280.00	SF	35.00	35.00	100	1980	1980	3	20	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	100	0005	RSF-	2410.00	71.00	4.00	LT		1.00	0.90	0.90	65,000.00	58,500.00	234,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 234,000 Market: 0 Agricultural: 0 Common: 234,000 PRINTED 07/09/2026 BY SYS