

LOTS 14 & 15
CASE #08-CP-153 OR 1631/1902
DAVIS ESTATE HEIGHTS PB 5/15

JOHNSON NANCY G
PO BOX 262
YULEE, FL 32041-0262

2026

42-2N-27-4310-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
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
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NEIGHBORHOOD/LOC	4053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	290	100	1993	290	24,126
BAS	1,621	100	1993	1,621	134,856
FEP	119	80	2012	95	7,904
UCP	390	20	1993	78	6,489
UST	60	45	1993	27	2,246

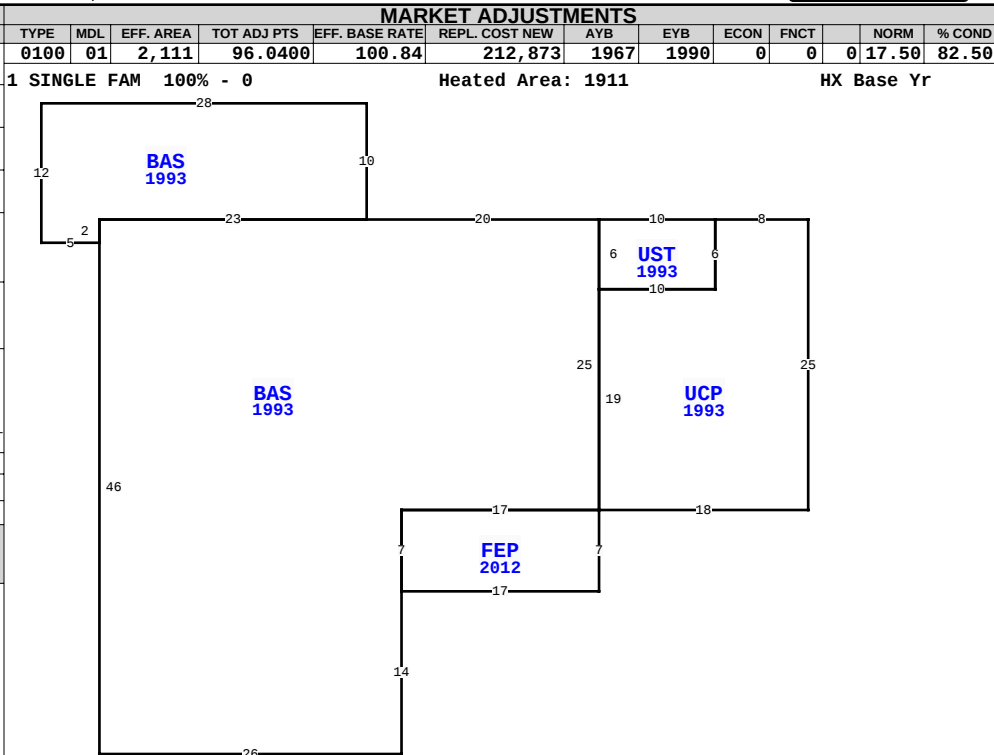
TOTALS	2,480			2,111	175,620
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EXTRA FEATURES

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
1	0940	SHEDS/PORT	0	100	10	20			200.00	SF	30.00				1,200	
2	0681	POLE SHED	0	100	7	12			84.00	SF	15.00				252	
3	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00				1,470	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0008	RSF	2200.00	71.00	2.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	130,000							



86094 YANIE RD, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/08/2026 MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	175,620		
TOTAL MARKET OB/XF VALUE	2,922		
TOTAL LAND VALUE - MARKET	130,000		
TOTAL MARKET VALUE	308,542		
SOH/AGL Deduction	235,203		
ASSESSED VALUE	73,339		
TOTAL EXEMPTION VALUE	HX HB WX 53,339		
BASE TAXABLE VALUE	20,000		
TOTAL JUST VALUE	308,542		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	293,586		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010755	WINDOWS	7,740	11/05/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0077/0267	1/01/1967	TA	U	V		750	

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W8 UST=[YR=1993] W10 BAS=[YR=1993] W20
BAS=[YR=1993] N10 W28 S12 E5 N2 E23\$ W23 S46 E26 N14
FEP=[YR=2012] E17 N7 W17 S7\$N7 E17 N25\$ S6 E10 N6\$ S6 W10 S19
E18 N25\$.