BLK 1 LOT 18
YULEE HEIGHTS SUB PBK 3/47A

KWIATKOWSKI MICHAEL/KWIATKOWSKI LARISSA
86116 GW COURSON RD
YULEE, FL 32097

2026

42-2N-27-4400-0001-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

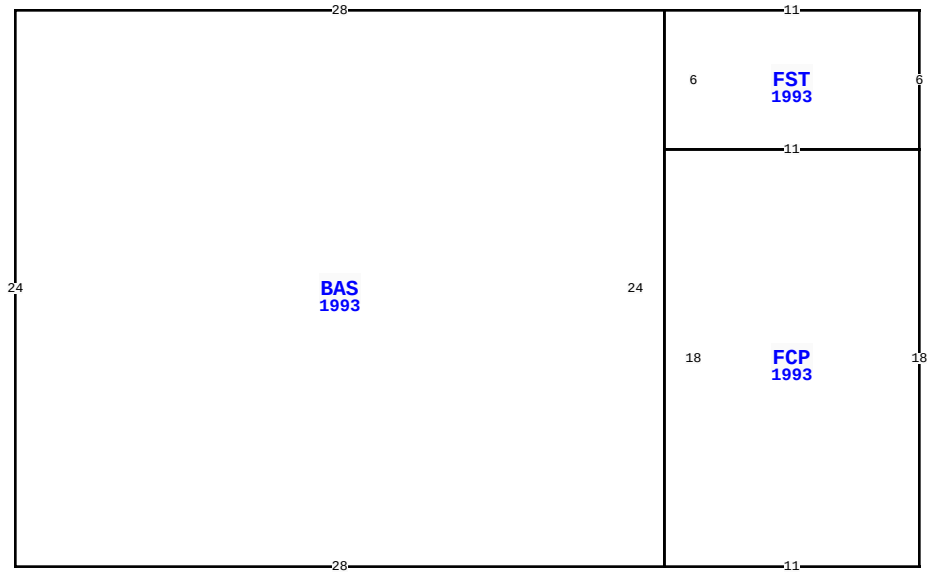
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	67,052
FCP	198	25	1993	50	4,989
FST	66	55	1993	36	3,592
TOTALS	936			758	75,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	758	116.6000	122.43	92,802	1960	1980	0	0	0	18.50	81.50

1 SINGLE FAM 0% - 0 Heated Area: 672 HX Base Yr



86367 CALLAWAY DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	75,634
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	140,634
SOH/AGL Deduction	29,388
ASSESSED VALUE	111,246
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,246
TOTAL JUST VALUE	140,634
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25039	REMODEL	438	08/01/2011
E951941	CHNGE SRVC	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2351/1112	4/02/2020	QC	U	I	11	100
GRANTOR: WILKS RONALD E						
GRANTEE: KWIATKOWSKI MICHAEL						
2335/1216	1/20/2020	FJ	U	I	11	100
GRANTOR: WILKS BEVERLY HIGGINB						
GRANTEE: WILKS RONALD E						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W11 BAS=[YR=1993] W28 S24 E28 FCP=[YR=1993] E11 N18 W11 S18$ N24$ S6 E11 N6$.

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	0003	RSF-2	90.00	145.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS