BLOCK 1 LOT 27
YULEE HEIGHTS SUB PB 3/47A

GOMEZ GENARO QUIROZ
86549 HESTER DRIVE
YULEE, FL 32097

**2026**

**42-2N-27-4400-0001-0270**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

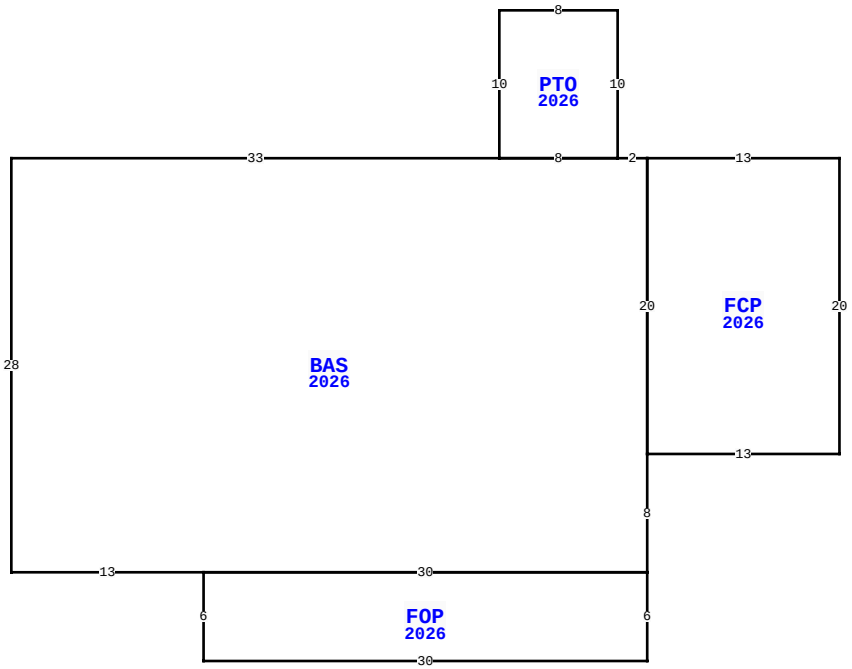
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 80 |
| Exterior Wall | 11 | BD/BTN AVG 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| 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 | 4052.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,204 | 100 | 2026 | 1,204 | 179,673 |
| FCP | 260 | 25 | 2026 | 65 | 9,700 |
| FOP | 180 | 30 | 2026 | 54 | 8,058 |
| PTO | 80 | 5 | 2026 | 4 | 597 |
| TOTALS | 1,724 | | | 1,327 | 198,028 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,327 | 107.3592 | 149.23 | 198,028 | 2025 | 2025 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM 0% - 2026 Heated Area: 1204 HX Base Yr




86549 HESTER 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 | 198,028 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 263,028 |
| SOH/AGL Deduction | 6,990 |
| ASSESSED VALUE | 256,038 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 256,038 |
| TOTAL JUST VALUE | 263,028 |
| NCON VALUE | 198,028 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 72,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO260001628 | | | 02/17/2026 |
| B250001187 | REPLACEMENT NSFR | 222,914 | 02/04/2025 |
| 21000095 | DEMOLITION | 0 | 01/11/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2871/0293 | 5/14/2026 | WD | Q | I | 01 | 337,000 |
| GRANTOR: CRUMP KEVIN | | | | | | |
| GRANTEE: GOMEZ GENARO QUIROZ | | | | | | |
| 2393/1701 | 8/07/2020 | WD | U | I | 37 | 13,000 |
| GRANTOR: GREENHALGH SANDRA | | | | | | |
| GRANTEE: CRUMP KEVIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=18,0] E33 E8 E2 S20 S8 W30 W13 N28 $
FOP=[YR=2026;ORIG=61,28] W30 S6 E30 N6 $
FCP=[YR=2026;ORIG=61,0] E13 S20 W13 N20 $
PTO=[YR=2026;ORIG=51,-10] E8 S10 W8 N10 $
.

## 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 | 120.00 | 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