

BLOCK 1 LOT 28 & PT OF LOT 29
IN OR 2589/1058
YULEE HEIGHTS SUB PB 3/47A

ELEFTERION CAROL LANNON/LEEPER WILLIAM JORDAN
2107 EGRET LANE
FERNANDINA BEACH, FL 32034

2026

42-2N-27-4400-0001-0280



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1993	1,272	106,575
FST	24	55	1993	13	1,089
UOP	192	20	1993	38	3,184
TOTALS	1,488			1,323	110,848

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0351	CARPORT MT	0	0	10	20	200.00	SF	10.00	10.00	400
2	0940	SHEDS/PORT	0	0	12	20	240.00	SF	30.00	30.00	1,440
3	0680	POLE SHED	0	0	8	20	160.00	SF	10.00	10.00	320
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	1,470
5	1242	WD DECK A	0	0	14	14	196.00	SF	10.00	10.00	392

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	000100	C	RES	0	0003	RSF	2139.00	120.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,323	102.9600	108.11	143,030	1973	1980	0	0	22.50	77.50
1 SINGLE FAM 0% - 2023 Heated Area: 1272 HX Base Yr											

86569 HESTER DR, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/06/2026 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			110,848
TOTAL MARKET OB/XF VALUE			4,022
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			179,870
SOH/AGL Deduction			0
ASSESSED VALUE			179,870
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			179,870
TOTAL JUST VALUE			179,870
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			170,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7828	CHNGE SRVC	0	11/20/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2589/1058	8/31/2022	PR U	I	19	
GRANTOR: CREWS CAROL Y PR OF J					
GRANTEE: ELEFTERION CAROL L					
1417/1831	6/07/2006	WD Q	I	01	100
GRANTOR: TINSLEY JO LYNN L SHA					
GRANTEE: TINSLEY JO LYNN & A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 FST=[YR=1993] W6 S4 E6 N4\$ S4 W6N4 W32											
UOP=[YR=1993] W8 S24 E8 N24\$ S24 E54 N24\$.											