BLOCK 2 LOT 3
IN OR 1336/1567 & OR 1846/437
YULEE HEIGHTS SUB PB 3/47A

MYERS BRYSTOL E
11006 E FRUIT HILL RD
SPOKANE, WA 99206

2026

42-2N-27-4400-0002-0030

NASSAU COUNTY PROPERTY

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	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

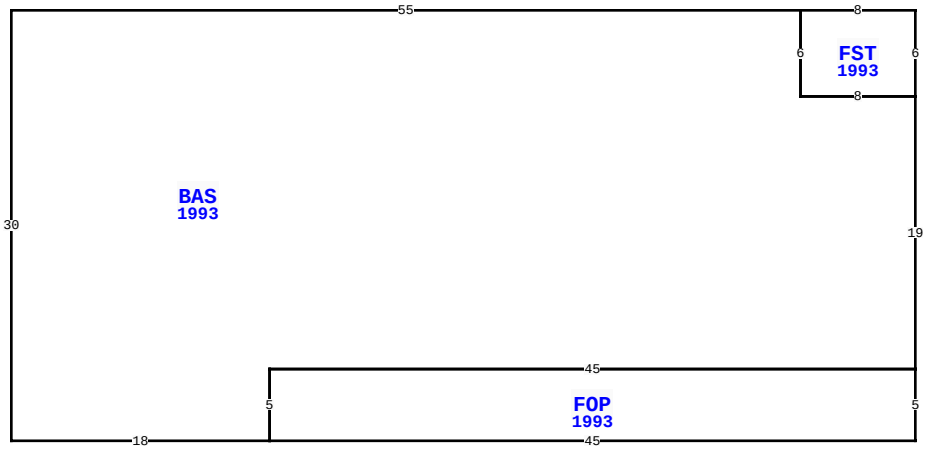
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100	1993	1,617	138,375
FOP	225	30	1993	68	5,819
FST	48	55	1993	26	2,225
TOTALS	1,890			1,711	146,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,711	100.0000	105.00	179,655	1958	1988	0	0	0	18.50	81.50

1 SINGLE FAM 0% - 0 Heated Area: 1617 HX Base Yr



86104 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	146,419
TOTAL MARKET OB/XF VALUE	2,106
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	213,525
SOH/AGL Deduction	17,407
ASSESSED VALUE	196,118
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,118
TOTAL JUST VALUE	213,525
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8749	REPAIR/RRF	1,000	03/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1846/0437	3/19/2013	QC	U	I	11	100
GRANTOR: MYERS DONNA J						
GRANTEE: MYERS BRYSTOL E						
1336/1567	7/28/2005	WD	Q	I		149,400
GRANTOR: GREGORY JIMMY A & SAB						
GRANTEE: MYERS BRYSTOL & DON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S30 E18 FOP=[YR=1993] E45 N5 W45 S5$ N5 E45 N19 FST=[YR=1993] N6 W8 S6 E8 $ W8 N6$.

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	0	11	11	121.00	SF	30.00	30.00	100	1985	1985	3	20	726	
2	1242	WD DECK A	0	0	0	0	310.00	SF	10.00	10.00	100	1997	1997	3	20	620	
5	0351	CARPORT MT	0	0	20	19	380.00	SF	10.00	10.00	100	2003	2003	3	20	760	

LAND DESCRIPTION

TOTAL OB/XF 2,106

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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-	2100.00	115.00	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