BLOCK 2 LOTS 9 & 10
YULEE HEIGHTS SUB PB 3/47A

MANSUETI CAMILA GOMEZ
86162 CALLAWAY DRIVE
YULEE, FL 32097

2026

42-2N-27-4400-0002-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	30	VINYL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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	04	Quality Level 04

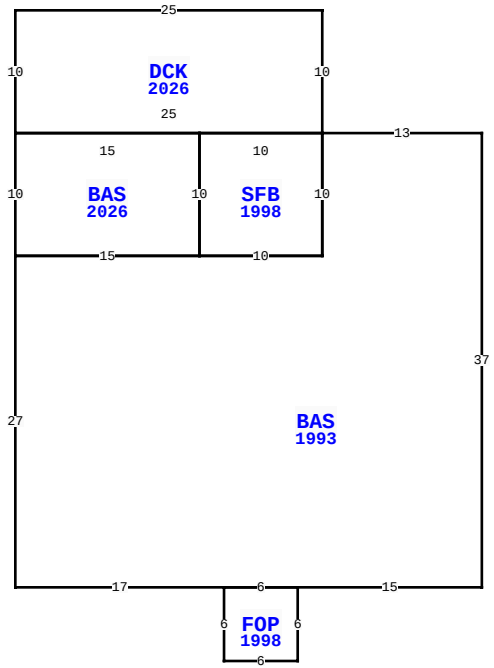
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,156	100	1993	1,156	119,269
BAS	150	100	2026	150	15,477
DCK	250	10	2026	25	2,580
FOP	36	30	1998	11	1,135
SFB	100	80	1998	80	8,254
TOTALS	1,692			1,422	146,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,422	115.5336	121.31	172,503	1969	1995	0	0	0	14.95	85.05

1 SINGLE FAM 0% - 2024 Heated Area: 1386 HX Base Yr



86162 CALLAWAY DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	146,714
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	276,714
SOH/AGL Deduction	21,350
ASSESSED VALUE	255,364
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	255,364
TOTAL JUST VALUE	276,714
NCON VALUE	2,543
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001106	REPAIR/RRF	4,382	01/01/2018
3219	H/AC	2,500	11/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2652/1078	7/06/2023	WD	Q	I	01	256,000
GRANTOR: BUSH KEVIN ANDREW & T						
GRANTEE: MANSUETI CAMILA GOM						
2237/1916	11/09/2018	WD	Q	I	01	165,000
GRANTOR: OJEDA-MENDEZ ANABEL						
GRANTEE: BUSH KEVIN ANDREW &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W13 S10 W10 W15 S27 E17 E6 E15 N37 $
BAS=[YR=2026;ORIG=-23,0] W15 S10 E15 N10 $
DCK=[YR=2026;ORIG=-38,0] E25 N10 W25 S10 $
FOP=[YR=1998;ORIG=-21,37] S6 E6 N6 W6 $
SFB=[YR=1998;ORIG=-23,0] E10 S10 W10 N10 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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-	2120.00	181.00	2.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	130,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/09/2026 BY SYS