LOT 45
ESMT PT OR 2176/356
ESMT PT OR 2182/1248

HANCOCK KRISTOPHER C
255 JULEP ST
YULEE, FL 32097

2026

44-2N-27-1000-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

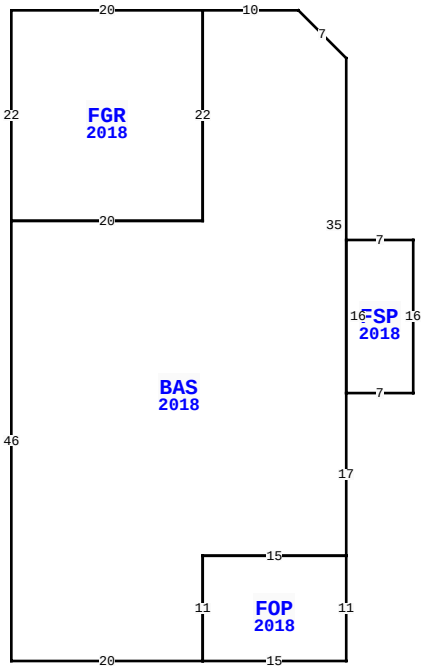
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,763	100	2018	1,763	259,749
FGR	440	55	2018	242	35,654
FOP	165	30	2018	50	7,367
FSP	112	40	2018	45	6,630
TOTALS	2,480			2,100	309,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,100	109.2700	151.89	318,969	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2019 Heated Area: 1763 HX Base Yr 2019



255 JULEP ST, YULEE

BLD DATE	04/04/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		309,400
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		369,400
SOH/AGL Deduction		135,258
ASSESSED VALUE		234,142
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		182,731
TOTAL JUST VALUE		369,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010838	CO ISSUED	0	10/29/2018
18004625	NEW CONSTR	228,069	05/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2840/1904	1/09/2026	WD	Q	I	01	435,000
GRANTOR: LONG EDWARD W & FAYE						
GRANTEE: HANCOCK KRISTOPHER						
2233/1259	10/25/2018	WD	Q	I	02	287,700
GRANTOR: D S WARE HOMES LLC						
GRANTEE: LONG EDWARD W & FAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U5 L5 W10 FGR=[YR=2018] W20 S22 E20 N22 $ S22 W20 S46 E20 FOP=[YR=2018] E15 N11 W15 S11 $ N11 E15 N17 FSP=[YR=2018] E7 N16 W7 S16 $ N35 $.

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	100		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS