LOT 2
JORDANS COVE PB 6/359

MULNIX JOSEPH & RACHAEL
96031 REILLY CT
YULEE, FL 32097

2026

50-3N-28-0950-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03

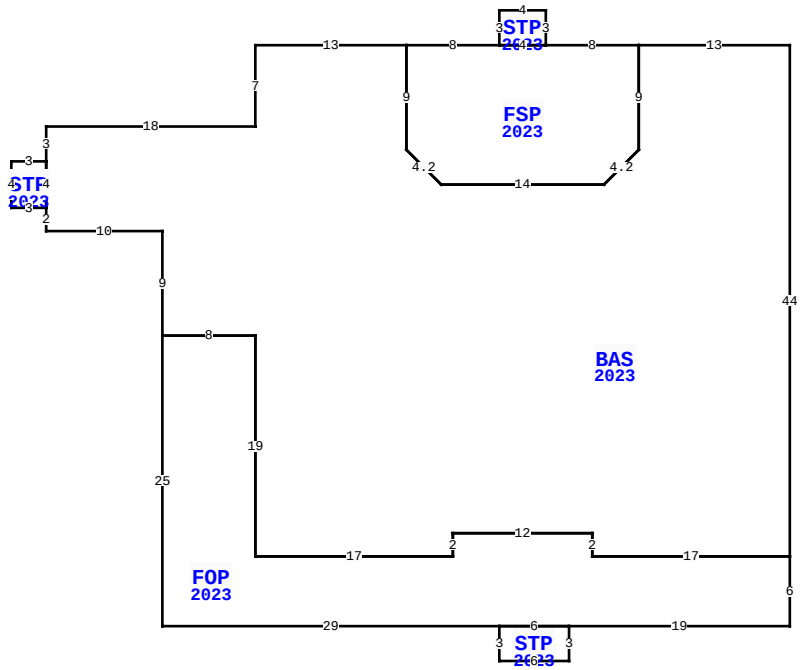
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4030.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,003	100	2023	2,003	333,945
FOP	500	30	2023	150	25,008
FSP	231	40	2023	92	15,339
STP	12	10	2023	1	167
STP	12	10	2023	1	167
STP	18	10	2023	2	333
TOTALS	2,776			2,249	374,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,249	100.9400	167.56	376,842	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2024 Heated Area: 2003 HX Base Yr 2024



96031 REILLY CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		374,958
TOTAL MARKET OB/XF VALUE		7,301
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		532,259
SOH/AGL Deduction		124,542
ASSESSED VALUE		407,717
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		356,306
TOTAL JUST VALUE		532,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013793	NEW CONSTR	324,554	09/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2462/0671	5/14/2021	WD	Q	I	02	96,000
GRANTOR: EDWARDS CHAD ALAN						
GRANTEE: MULNIX JOSEPH & RAC						
1977/1327	4/30/2015	WD	Q	V	01	69,000
GRANTOR: WOODCOCK DOUGLAS P &						
GRANTEE: EDWARDS CHAD ALAN						

BUILDING NOTES

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
1	0300	BOAT DCK W	0	100	0	0	312.00	SF	30.00	30.00	100	2017	2017	3	78	7,301	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=110,10] W13 S9 D3L3 W14 U3L3 N9 W13 S7 W18 S3 S4 S2 E10 S9 E8 S19 E17 N2 E12 S2 E17 N44 $
FOP=[YR=2023;ORIG=110,60] N6 W17 N2 W12 S2 W17 N19 W8 S25 E29 E6 E19 $
FSP=[YR=2023;ORIG=77,10] E8 E4 E8 S9 D3L3 W14 U3L3 N9 $
STP=[YR=2023;ORIG=85,7] E4 S3 W4 N3 $
STP=[YR=2023;ORIG=43,20] E3 S4 W3 N4 $
STP=[YR=2023;ORIG=91,63] N3 W6 S3 E6 $
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LAND DESCRIPTION

TOTAL OB/XF 7,301

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	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 06/21/2023 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/09/2026 BY SYS