

TRACT 43 2001 FTWD DW
IN OR 1103/92
YULEE HILLS PB 4/31

BOATRIGHT BENNIE/WATSON WANDA
86514 YULEE HILLS ROAD
YULEE, FL 32097

2026

51-3N-27-4881-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	04
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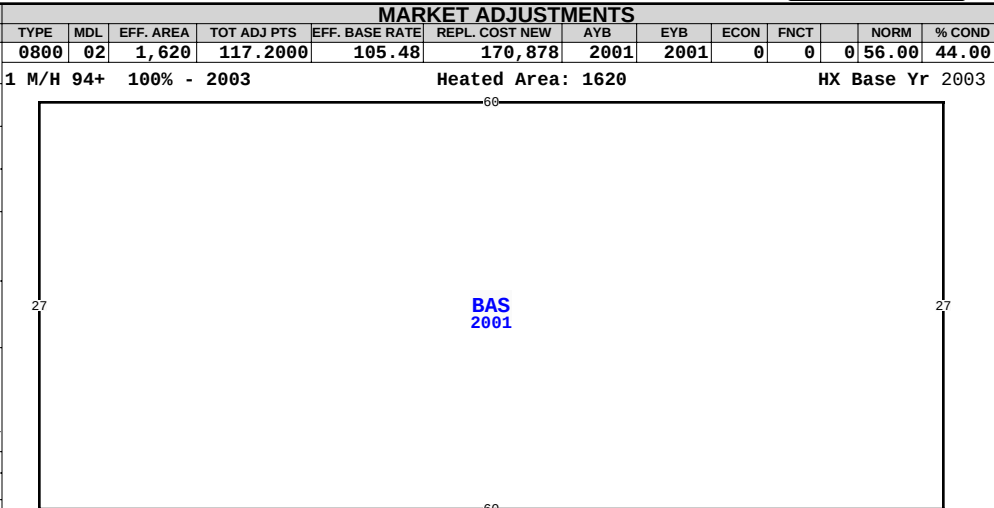
NEIGHBORHOOD/LOC	4040.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2001	1,620	75,186
TOTALS	1,620			1,620	75,186

EXTRA FEATURES		
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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	1242	WD DECK A	0 100	0	0	770.00	SF	10.00	10.00	100	2001	2001	3	20	1,540	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	000



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/27/2026	MLU

86514 YULEE HILLS RD, YULEE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		75,186	
TOTAL MARKET OB/XF VALUE		4,445	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		164,631	
SOH/AGL Deduction		86,488	
ASSESSED VALUE		78,143	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		26,732	
TOTAL JUST VALUE		164,631	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		163,717	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH 01358	MH MOVE-ON	0	09/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1103/0092	12/23/2002	QC	Q	I	06	25,000	
GRANTOR: WATSON WANDA & GRANTEE: WATSON WANDA & BENN							
0794/1116	5/28/1997	WD	Q	I		25,000	
GRANTOR: JONES WILLIAM S JR GRANTEE: WATSON WANDA							

BUILDING NOTES	
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BUILDING DIMENSIONS	
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BAS=[YR=2001] W60 S27 E60 N27 \$.