TRACT 48
IN OR 2183/463
R583330 & R583331

WATSON JACK & KELLY
86442 YULEE HILLS RD
YULEE, FL 32097

2026

51-3N-27-4881-0048-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

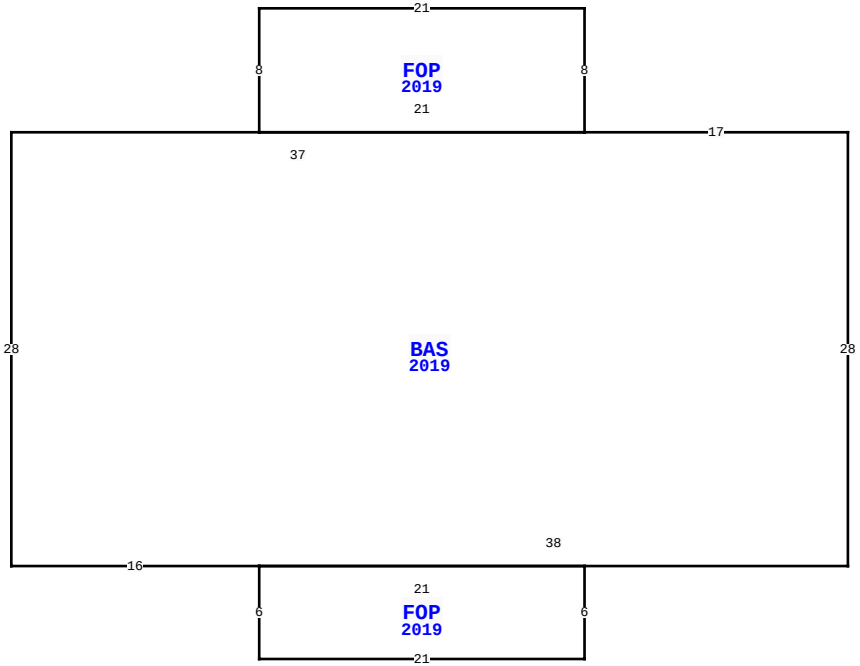
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2019	1,512	226,157
FOP	126	30	2019	38	5,684
FOP	168	30	2019	50	7,479
TOTALS	1,806			1,600	239,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,600	110.3691	153.41	245,456	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2008 Heated Area: 1512 HX Base Yr 2008



86442 YULEE HILLS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 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		308,858
TOTAL MARKET OB/XF VALUE		42,995
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		436,853
SOH/AGL Deduction		136,207
ASSESSED VALUE		300,646
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		249,235
TOTAL JUST VALUE		436,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017643	SWIM POOL	35,000	11/30/2022
19001231	CO ISSUED	0	02/08/2019
18007231	NEW CONSTR	186,122	07/17/2018
18001548	DEMOLITION	2,000	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2183/0463	2/28/2018	QC	U	I	11	34,000
GRANTOR: WATSON JACK						
GRANTEE: WATSON JACK & KELLY						
1502/1201	5/31/2007	WD	Q	I		80,000
GRANTOR: THORNTON DOTTIE E						
GRANTEE: WATSON JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 FOP=[YR=2019] N8 W21 S8 E21$ W37 S28 E16
FOP=[YR=2019] S6 E21 N6 W21$ E38 N28$.

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
4	0350	CARPORT WD	0	100	16	16	256.00	SF	13.00	13.00	100	2022	2022	3	90	2,995	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2024	2023	03	100	40,000	

LAND DESCRIPTION

TOTAL OB/XF 42,995

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	000100	C	RES	100	0003	RM	150.00	291.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/24/2026 BY KWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS

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86442 YULEE HILLS RD
YULEE, FL 32097

2026

51-3N-27-4881-0048-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

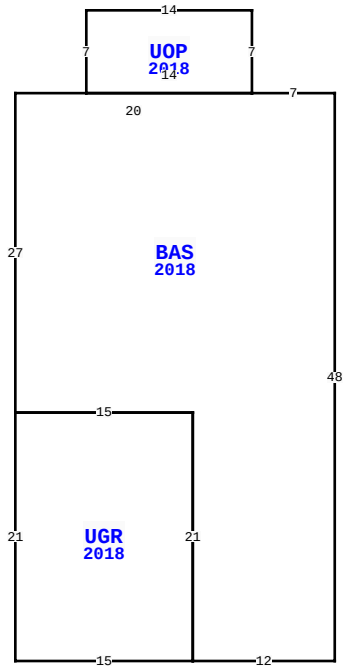
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	981	100	2018	981	50,635
UGR	315	45	2018	142	7,330
UOP	98	20	2018	20	1,032
TOTALS	1,394			1,143	58,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,143	99.6400	55.80	63,779	2010	2010	0	0	0	7.50	92.50

2 ACCESORY U 100% - 2008 Heated Area: 981 HX Base Yr 2008



86442 YULEE HILLS RD, YULEE

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

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TOTAL MARKET VALUE		436,853
SOH/AGL Deduction		136,207
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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		249,235
TOTAL JUST VALUE		436,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2183/0463	2/28/2018	QC	U	I	11	34,000
GRANTOR: WATSON JACK						
GRANTEE: WATSON JACK & KELLY						
1502/1201	5/31/2007	WD	Q	I		80,000
GRANTOR: THORNTON DOTTIE E						
GRANTEE: WATSON JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W7 UOP=[YR=2018] N7 W14 S7 E14$ W20 S27
UGR=[YR=2018] S21 E15 N21 W15$ E15 S21 E12 N48$.

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

REVIEW DATE 04/24/2026 BY KWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS

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YULEE, FL 32097

2026

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BUILDING CHARACTERISTICS

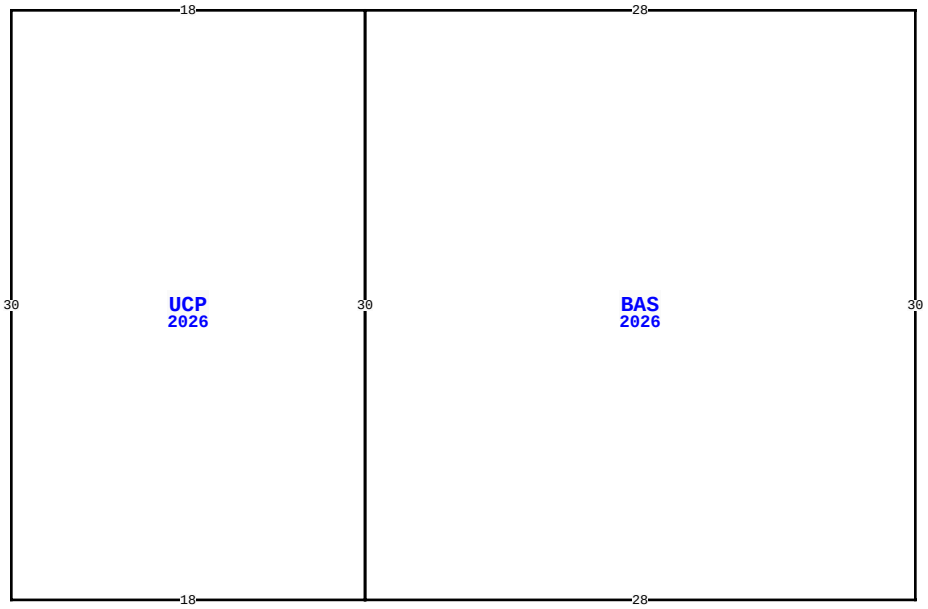
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2026	840	9,341
UCP	540	20	2026	108	1,201
TOTALS	1,380			948	10,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	948	57.0240	22.24	21,084	1990	1990	0	0	0	50.00	50.00

3 GARAGE RES 100% - 2008 Heated Area: 840 HX Base Yr 2008



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1502/1201	5/31/2007	WD	Q	I		80,000
GRANTOR: THORNTON DOTTIE E						
GRANTEE: WATSON JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=52,10] E28 S30 W28 N30 $
UCP=[YR=2026;ORIG=34,10] E18 S30 W18 N30 $
.

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

REVIEW DATE 04/24/2026 BY KWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS