TRACT 97
IN OR 406 PG 441
YULEE HILLS PB 4/31

TURNER NANCY G
86028 MELISSA ROAD
YULEE, FL 32097

2026

51-3N-27-4881-0097-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

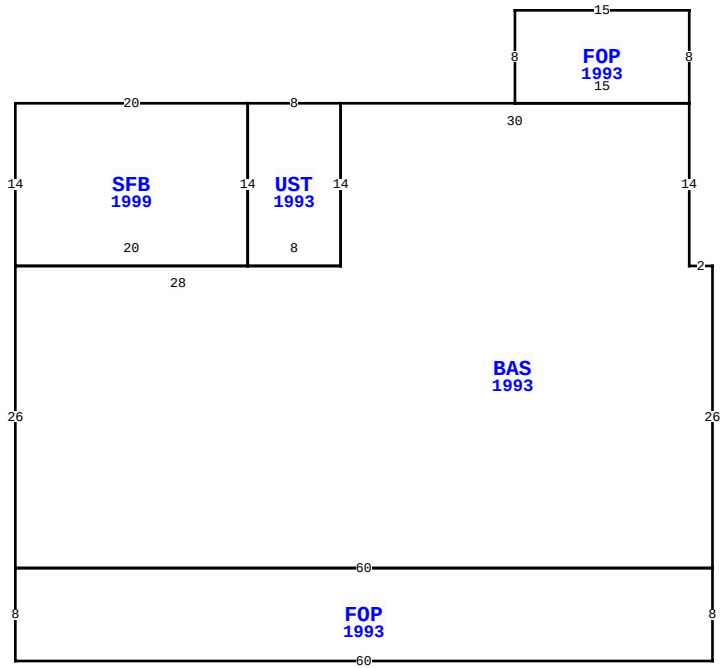
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4040.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1993	1,980	177,416
FOP	120	30	1993	36	3,226
FOP	480	30	1993	144	12,903
SFB	280	80	1999	224	20,071
UST	112	45	1993	50	4,481
TOTALS	2,972			2,434	218,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,434	102.2000	107.31	261,193	1992	1992	0	0	0	16.50	83.50

1 SINGLE FAM 0% - 0 Heated Area: 2204 HX Base Yr 1975



86028 MELISSA 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		297,263
TOTAL MARKET OB/XF VALUE		2,380
TOTAL LAND VALUE - MARKET		100,300
TOTAL MARKET VALUE		399,943
SOH/AGL Deduction		95,708
ASSESSED VALUE		304,235
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		247,824
TOTAL JUST VALUE		399,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E996433	H/AC	385	11/01/1999
8272	NEW CONSTR	0	07/31/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0406/0441	12/01/1983	WD	U	I		5,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N14 FOP=[YR=1993] N8 W15 S8 E15 $ W30
UST=[YR=1993] W8 SFB=[YR=1999] W20 S14 E20 N14 $ S14 E8 N14 $
S14 W28 S26 FOP=[YR=1993] S8 E60 N8 W60 $ E60 N26 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 2,380

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	185.00	285.00	1.18	AC		1.00	1.00	1.00	85,000.00	85,000.00	100,300							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.18 Total Land Value: 100,300 Market: 0 Agricultural: 0 Common: 100,300 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

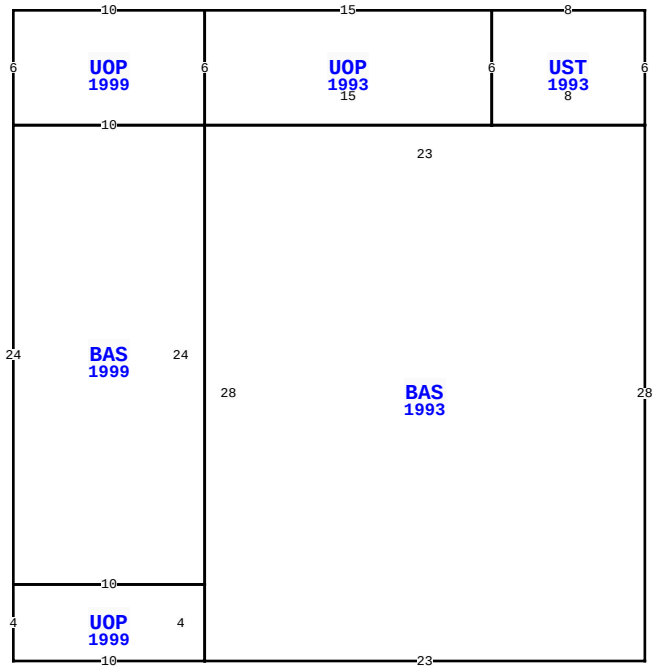
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
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	4040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100	1993	644	54,008
BAS	240	100	1999	240	20,127
UOP	90	20	1993	18	1,509
UOP	40	20	1999	8	671
UOP	60	20	1999	12	1,007
UST	48	45	1993	22	1,845
TOTALS	1,122			944	79,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	944	98.0000	102.90	97,138	1980	1980	0	0	0	18.50	81.50

2 SINGLE FAM 100% - 0 Heated Area: 884 HX Base Yr 1975



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GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W8 UOP=[YR=1993] W15 UOP=[YR=1999] W10 S6
BAS=[YR=1999] S24 UOP=[YR=1999] S4 E10 BAS=[YR=1993] E23 N28
W23 S28$ N4 W10$ E10 N24 W10$ E10 N6$ S6 E15 N6$ S6 E8 N6$.

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

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