

PT OF TRACT 106
IN OR 628/120
YULEE HILLS PBK 4/31

SKIPPER JEFFERY KEITH & SUSAN/BROCK BRITTANY & KIE
86347 YULEE HILLS ROAD
YULEE, FL 32097

2026

51-3N-27-4881-0106-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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	2,014	100	1998	2,014	236,721
FOP	424	30	1998	127	14,927
UAT	530	10	1998	53	6,230
UOP	636	20	2022	127	14,927
TOTALS	3,604			2,321	272,804

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0 100	12	30	360.00	SF	10.00	10.00
2	1242	WD DECK A	0 100	0	0	144.00	SF	10.00	10.00
4	0351	CARPORT MT	0 100	12	18	216.00	SF	10.00	10.00
5	0351	CARPORT MT	0 100	26	26	676.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RM	200.00	200.00	1.03

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,321	129.0366	135.49	314,472	1998	1998	0	0	0	13.25	86.75	
1 SINGLE FAM 100% - 1999 Heated Area: 2014 HX Base Yr 1999													
UOP 2022 BAS 1998 FOP 1998 UAT 1998													

86347 YULEE HILLS RD, YULEE				XF DATE		LAND DATE				04/27/2026	MLU
				INC DATE		AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
360.00	SF	10.00	10.00	100	1998	1998	3	20	720		
144.00	SF	10.00	10.00	100	1998	1998	3	20	288		
216.00	SF	10.00	10.00	100	1999	1999	3	20	432		
676.00	SF	10.00	10.00	100	2025	2020		82	5,543		
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