TRACT 107
YULEE HILLS PB 4/31

PAINTER WILLIAM BRYON JR & WENDY MICHELE
86374 YULEE HILLS ROAD
YULEE, FL 32097

2026

51-3N-27-4881-0107-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

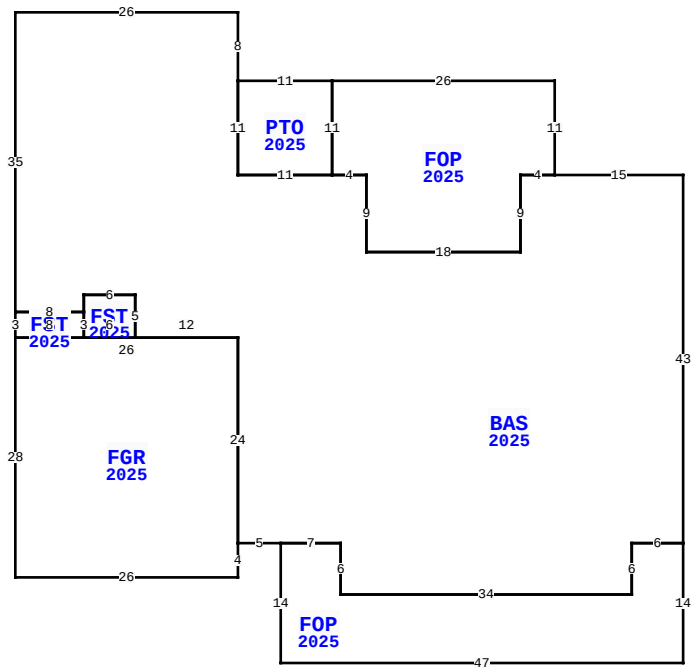
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,212	100	2025	3,212	510,066
FGR	728	55	2025	400	63,520
FOP	448	30	2025	134	21,279
FOP	454	30	2025	136	21,597
FST	24	55	2025	13	2,064
FST	30	55	2025	16	2,541
PTO	121	5	2025	6	953
TOTALS	5,017			3,917	622,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,917	114.2460	158.80	622,020	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 3212 HX Base Yr 2025



86374 YULEE HILLS RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		656,043
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		744,543
SOH/AGL Deduction		0
ASSESSED VALUE		744,543
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		693,132
TOTAL JUST VALUE		744,543
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		728,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240012861	REPLACEMENT SFR -	626,950	11/15/2024
230012678	H3277 G717 P927	626,950	10/03/2023
230009935	30X50 MTL BLDG	99,720	08/02/2023
230003098	DEMO M/H	2,400	03/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2623/1821	3/02/2023	WD	Q	I	03	109,000
GRANTOR: SPAULDING LEAH						
GRANTEE: PAINTER WILLIAM BRY						
2574/1426	6/29/2022	FJ	U	I	11	0
GRANTOR: AKINS HOUSON C & ELEA						
GRANTEE: SPAULDING LEAH F/K/						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,0] E26 S8 S11 E11 E4 S9 E18 N9 E4 E15 S43 W6 S6 W34 N6 W7 W5 N24 W12 N5 W6 S2 W8 N35 $
PTO=[YR=2025;ORIG=36,19] E11 N11 W11 S11 $
FOP=[YR=2025;ORIG=73,8] S11 W4 S9 W18 N9 W4 N11 E26 $
FST=[YR=2025;ORIG=10,35] E8 S3 W8 N3 $
FST=[YR=2025;ORIG=18,33] E6 S5 W6 N3 N2 $
FGR=[YR=2025;ORIG=10,38] E26 S24 S4 W26 N28 $
FOP=[YR=2025;ORIG=41,76] N14 E7 S6 E34 N6 E6 S14 W47 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,500

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 06/11/2024 BY KW 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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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 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	06	Quality Level 06

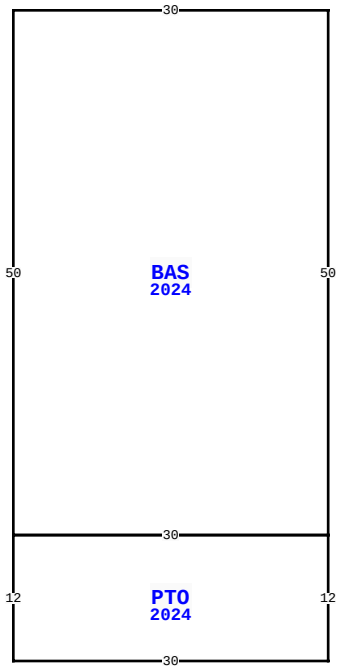
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4040.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2024	1,500	33,619
PTO	360	5	2024	18	404
TOTALS	1,860			1,518	34,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,518	58.6500	22.87	34,717	2023	2023	0	0	0	2.00	98.00

2 GARAGE RES 100% - 2025 Heated Area: 1500 HX Base Yr 2025



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2574/1426	6/29/2022	FJ	U	I	11	0
GRANTOR: AKINS HOUSON C & ELEA						
GRANTEE: SPAULDING LEAH F/K/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S50 W30 N50 $
PTO=[YR=2024;ORIG=50,60] E30 S12 W30 N12 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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