TRACT 109
IN OR 1837/843
R106744 & R106745

VERNIMO ARLEN C JR
86344 YULEE HILLS RD
YULEE, FL 32097

2026

51-3N-27-4881-0109-0000

BUILDING CHARACTERISTICS

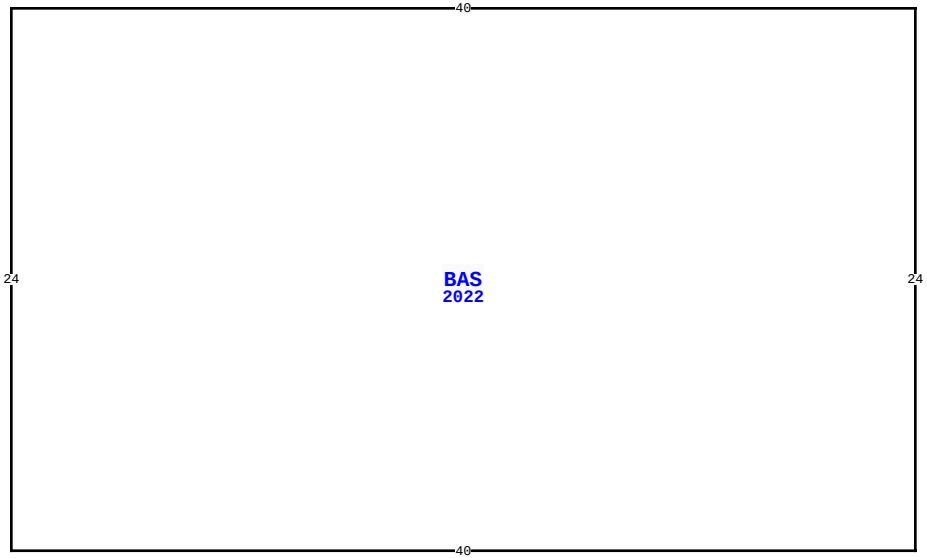
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
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	960	100	2022	960	106,939
TOTALS	960			960	106,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	127.6000	114.84	110,246	2022	2022	0	0	0	3.00	97.00

2 M/H 94+ 100% - 2013 Heated Area: 960 HX Base Yr 2013



86344 YULEE HILLS RD, YULEE

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

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	0510	GARAGE WD-	0	100	30	10	300.00	SF	35.00	35.00	100	1986	1986	3	20	2,100	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		106,939
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		194,039
SOH/AGL Deduction		60,157
ASSESSED VALUE		133,882
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		82,471
TOTAL JUST VALUE		194,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,140

DW/MH VIN: N116615(A/B) _ TITLE: 149261613 & 14926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018279	CO ISSUED	0	12/13/2022
22001199	MH MOVE-ON	0	01/20/2022
21013630	DEMO M/H	0	12/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1837/0843	1/22/2013	WD	U	I	11	100
GRANTOR: NUNLEY SHIRLEY & MARK						
GRANTEE: VERNIMO ARLEN C JR						
1816/1387	9/17/2012	WD	Q	I	01	70,000
GRANTOR: NUNLEY SHIRLEY & MARK						
GRANTEE: VERNIMO ARLEN C JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W40 S24 E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,100

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 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS