



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	1,652	100	1993	1,652	147,179
BAS	156	100	1994	156	13,898
FOP	10	30	1994	3	268
USP	204	30	2012	61	5,434
TOTALS	2,022			1,872	166,780

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0681	POLE SHED	0	0	12	20	240.00	SF	15.00		
2	0940	SHEDS/PORT	0	0	12	30	360.00	SF	30.00		
3	0351	CARPORT MT	0	0	20	24	480.00	SF	10.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSTRV
1	000100	C	RES	0	0003	RM	152.00	287.00	1.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,872	108.7800	114.22	213,820	1981	1981	0	0	22.00	78.00
1 SINGLE FAM 0% - 2026 Heated Area: 1808 HX Base Yr											
86330 YULEE HILLS RD, YULEE											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	166,780		
TOTAL MARKET OB/XF VALUE	3,984		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	255,764		
SOH/AGL Deduction	0		
ASSESSED VALUE	255,764		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	255,764		
TOTAL JUST VALUE	255,764		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	248,874		

POLE SHED (12X20) ATTACHED TO STRG (12X30)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0380/0058	2/24/1983	WD	U	V		3,700	
GRANTOR: SHEFFIELD WILLIAM F &							
GRANTEE: LYLE JOHN W & KATHY							
0161/0359	1/01/1974	CD	Q	V		3,695	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W21 W17 W21 S38 E19 N10 E10 N2 E5 S2											
E13 N2 N13 E12 N13 \$											
USP=[YR=2012;ORIG=-21,0] N12 W17 S12 E17 \$											
BAS=[YR=1994;ORIG=-12,26] E12 N13 W12 S13 \$											
FOP=[YR=1994;ORIG=-30,28] E5 N2 W5 S2 \$											
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