

TRACT 117
YULEE HILLS PB 4/31

RIEGEL BRIAN WAYNE & MARCELLA RENEE
86165 DEBBIE RD
YULEE, FL 32097

2026

51-3N-27-4881-0117-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2													
Exterior Wall	20	FACE BRICK 100	0900	01	1,802	107.4450	149.35	269,129	1993	1993	0	0	0	23.60	76.40	VALUATION SUMMARY													
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM 100% - 2026														VALUATION BY												
Roof Cover	03	COMP SHNGL 100	Heated Area: 1550														STANDARD												
Interior Wall	05	DRYWALL 100	HX Base Yr 2026														Tax Group: 4												
Interior Floor	13	LVT/LAMNT 90															Tax Dist:												
Interior Floor	11	CLAY TILE 10															BUILDING MARKET VALUE												
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												
Bedrooms		2 100															TOTAL MARKET VALUE												
Bathrooms		2 100															SOH/AGL Deduction												
Frame	02	WOOD FRAME 100															ASSESSED VALUE												
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												
Units		0 100															HX HB												
Occupancy	00	NONE 100															BASE TAXABLE VALUE												
																	TOTAL JUST VALUE												
																	NCON VALUE												
																	INCOME VALUE												
																	PREVIOUS YEAR MKT VALUE												

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ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		25		MOD METAL 100		6500		01		1,104		60.9500		23.77		26,242		2025		2025		0		0		1.00		99.00		VALUATION BY					STANDARD				
Roof Structur		10		STEEL FRME 100		2		GARAGE RES		100%		- 2026				Heated Area: 1104						HX		Base Yr		2026		Tax Group: 4					Tax Dist:						
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					231,595				
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE					2,450				
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					85,000				
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					319,045				
Heating Type		01		NONE 100																										SOH/AGL Deduction					118,794				
Bedrooms				0 100																										ASSESSED VALUE					200,251				
Bathrooms				0 100																								HX HB		TOTAL EXEMPTION VALUE					51,411				
Frame		05		STEEL 100																										BASE TAXABLE VALUE					148,840				
																														TOTAL JUST VALUE					319,045				
																														NCON VALUE					25,980				
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					287,642				