TRACT 147 OR 327/74
YULEE HILLS PB 4/31

BELL GEORGE J & SUSAN J
86044 YULEE HILLS ROAD
YULEE, FL 32097

2026

51-3N-27-4881-0147-0000

BUILDING CHARACTERISTICS

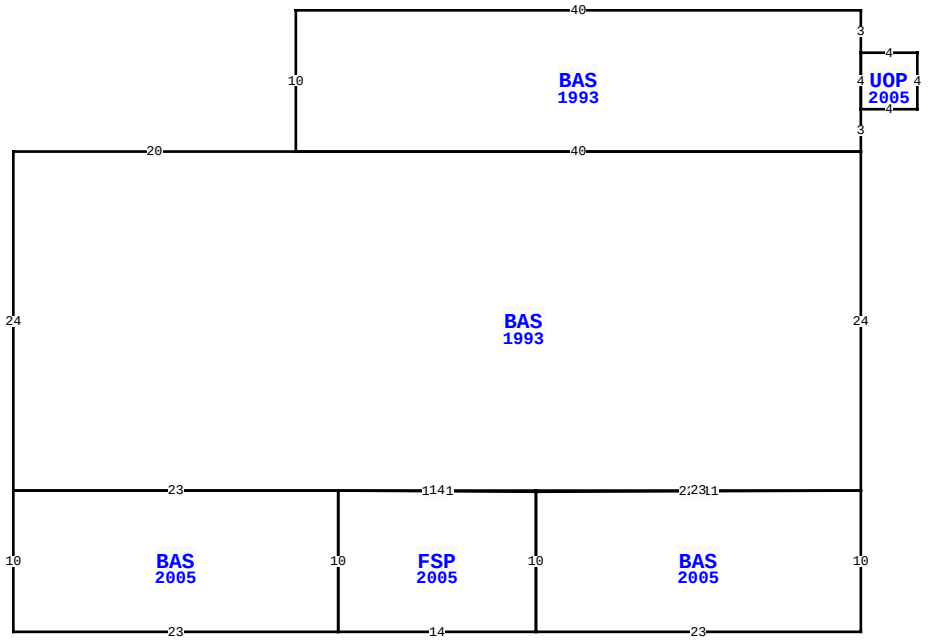
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	400	100	1993	400	26,011
BAS	1,442	100	1993	1,442	93,769
BAS	230	100	2005	230	14,956
BAS	230	100	2005	230	14,956
FSP	140	40	2005	56	3,642
UOP	16	20	2005	3	195
TOTALS	2,458			2,361	153,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0110	01	2,361	110.9360	86.53	204,297	1972	1972	0	0	0	24.85	75.15

1 MH/SFR 100% - 0 Heated Area: 2302 HX Base Yr 1981



86044 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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		153,529
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,300
TOTAL MARKET VALUE		253,829
SOH/AGL Deduction		155,647
ASSESSED VALUE		98,182
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		46,771
TOTAL JUST VALUE		253,829
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7279	CHNGE SRVC	0	03/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0327/0074	12/01/1980	WD	Q	I		38,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-44,7] W20 S24 E23 D0.1R14.1 U0.1R22.11 N24 W40 $
BAS=[YR=1993;ORIG=-4,0] N3 W40 S10 E40 N3 N4 $
BAS=[YR=2005;ORIG=-64,31] S10 E23 N10 W23 $
BAS=[YR=2005;ORIG=-27,41] E23 N10 W23 S10 $
FSP=[YR=2005;ORIG=-41,41] E14 N10 W14 S10 $
UOP=[YR=2005;ORIG=0,0] W4 S4 E4 N4 $
.

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
1	000100	C	RES	100	0003	RM	387.00	253.00	1.18	AC		1.00	1.00	1.00	85,000.00	85,000.00	100,300							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.18 Total Land Value: 100,300 Market: 0 Agricultural: 0 Common: 100,300 PRINTED 07/09/2026 BY SYS