



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100

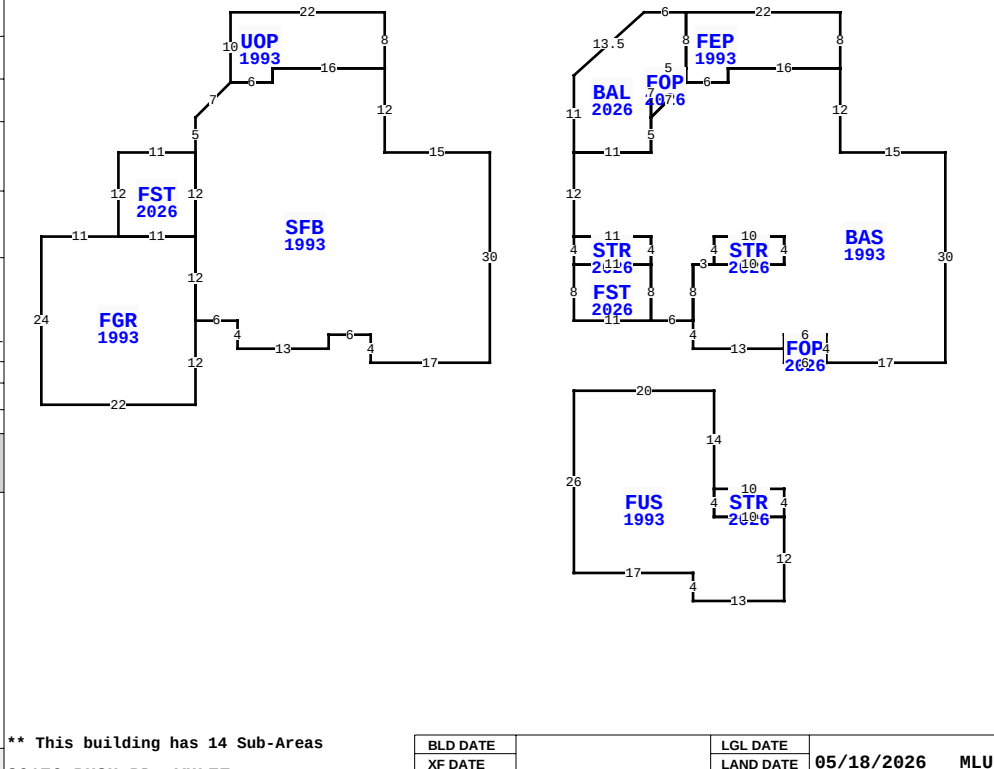
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	215	15	2026	32	3,548
BAS	1,556	100	1993	1,556	172,543
FEP	188	80	1993	150	16,634
FGR	528	55	1993	290	32,158
FOP	23	30	2026	7	776
FOP	24	30	2026	7	776
FST	88	55	2026	48	5,322
FST	132	55	2026	73	8,095
FUS	652	100	1993	652	72,300
SFB	1,464	80	1993	1,171	129,851
TOTALS	5,182			4,036	447,545

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0300	BOAT DCK W	0	100	32	12	384.00	SF	40.00	40.00	
7	0300	BOAT DCK W	0	100	20	12	240.00	SF	40.00	40.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000131	C	RES CREEK	100	0005	OR	108.00	650.00	108.00	FF	
2	000131	C	RES CREEK	100	0005	OR	100.00	650.00	100.00	FF	
3	000131	C	RES CREEK	100	0005	OR	105.00	683.00	105.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,036	94.9696	132.01	532,792	1993	1993	0	0	0 16.00	84.00
1 SNGL FAM 100% - 1996 Heated Area: 3379 HX Base Yr 1996											



** This building has 14 Sub-Areas

86176 RUSH RD, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/18/2026 MLU

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										463,518	
TOTAL MARKET OB/XF VALUE										8,210	
TOTAL LAND VALUE - MARKET										339,250	
TOTAL MARKET VALUE										810,978	
SOH/AGL Deduction										411,016	
ASSESSED VALUE										399,962	
TOTAL EXEMPTION VALUE										56,411	
BASE TAXABLE VALUE										343,551	
TOTAL JUST VALUE										810,978	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										640,320	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E311788	CHNGE SRVC	750	10/01/2003
B007157	GARAGE	22,400	05/01/2000
7337	NEW CONSTR	5,800	04/09/1991
6103	NEW CONSTR	1,500	08/01/1989
5797	NEW CONSTR	65,948	06/08/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2569/1187	5/25/2022	LE	U	I	11	100	
GRANTOR: JONES WALTER C							
GRANTEE: PEREZ-VILLARREAL BE							
2567/0924	5/25/2022	LE	U	I	11	100	
GRANTOR: JONES WALTER C							
GRANTEE: PEREZ-VILLAREAL BEV							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993;LABEL=2nd FLR;ORIG=19,34] S4 E13 N2 E6 S4 E17 N30 W15 N12 W16 S2 W6 D5L5 S5 W11 S12 E11 S4 S8 E6 N8 E3 N4 E10 S4 W10 W3 S8 \$											
SFB=[YR=1993;LABEL=1st FLR;ORIG=-46,34] S4 E13 N2 E6 S4 E17 N30 W15 N12 W16 S2 W6 D5L5 S5 S12 S12 E6 \$											
FUS=[YR=1993;LABEL=3rd FLR;ORIG=2,70] N26 E20 S14 S4 E10 S12 W13 N4 W17 \$											
FGR=[YR=1993;ORIG=-52,22] W11 W11 S24 E22 N12 N12 \$											
BAL=[YR=2026;ORIG=2,10] E11 N5 N7 E5 N8 W6 D9L10 S11 \$											
UOP=[YR=1993;ORIG=-25,-2] N8 W22 S10 E6 N2 E16 \$											
FEP=[YR=1993;ORIG=18,-10] E22 S8 W16 S2 W6 N2 N8 \$											
FST=[YR=2026;ORIG=-52,10] W11 S12 E11 N12 \$											

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