

PT JOHN D VAUGHAN GRANT
SEC 52-3N-27E IN OR 1751/56
(EX ESMT IN OR 677/422)

DERAMUS KENNETH S & RACHEL T
86062 JENNY LANE
YULEE, FL 32097

2026

52-3N-27-0000-0002-0520



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,282	100	2002	1,282	168,049
FEP	140	80	2014	112	14,681
FGR	516	55	2002	284	37,228
FOP	60	30	2002	18	2,360
FOP	208	30	2002	62	8,127
FUS	1,304	100	2002	1,304	170,933
UOP	186	20	2002	37	4,850
TOTALS	3,696			3,099	406,228

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

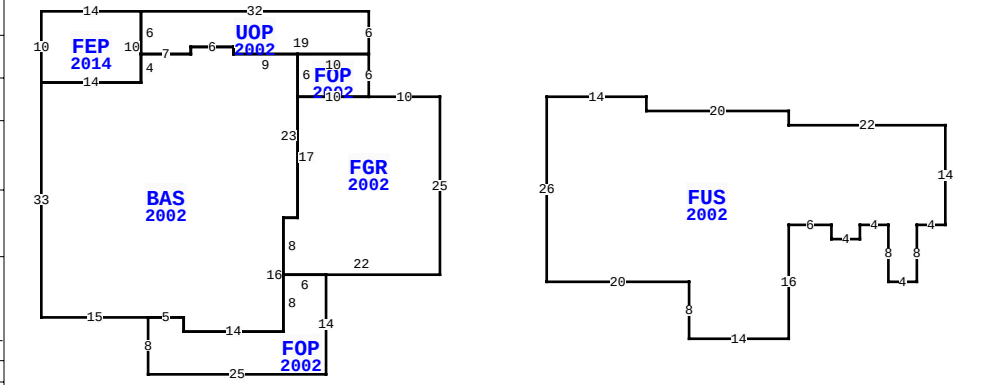
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	
3	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00	35.00	100	2014	2014	3	68	28,560	
5	0510	GARAGE WD-	0	100	12	20	240.00	SF	35.00	35.00	100	2008	2008	3	44	3,696	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	

LAND DESCRIPTION			TOTAL OB/XF 85,196														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	180,000

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,099	106.2600	147.70	457,722	2002	2002	0	0	0 11.25	88.75

1 SNGL FAM	100% - 2012	Heated Area: 2586	HX Base Yr 2012
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

86062 JENNY LN, YULEE

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	

VALUATION BY	STANDARD									
Tax Group: 4	Tax Dist:									
BUILDING MARKET VALUE	406,228									
TOTAL MARKET OB/XF VALUE	85,196									
TOTAL LAND VALUE - MARKET	180,000									
TOTAL MARKET VALUE	671,424									
SOH/AGL Deduction	262,896									
ASSESSED VALUE	408,528									
TOTAL EXEMPTION VALUE	HX HB 51,411									
BASE TAXABLE VALUE	357,117									
TOTAL JUST VALUE	671,424									
NCON VALUE	0									
INCOME VALUE										
PREVIOUS YEAR MKT VALUE	666,483									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007822	SWIM POOL	67,500	09/17/2021
B1429040	30X40FDG	50,976	07/01/2014

SALES DATA									
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1751/0056	8/05/2011	WD	Q	I	01	310,000
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GRANTOR: SHOUGH CHARLES & SHON

GRANTEE: DERAMUS KENNETH S &

0949/1193	9/18/2000	WD	Q	V		40,000
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GRANTOR: EISENHAUER DENNIS

GRANTEE: SHOUGH CHARLES & SH

BUILDING NOTES									
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BUILDING DIMENSIONS									
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FGR=[YR=2002] W10 FOP=[YR=2002] N6 UOP=[YR=2002] N6 W32
FEP=[YR=2014] W14 S10 BAS=[YR=2002] S33 E15 FOP=[YR=2002]
S8 E25 N14 W6 S8 W14 N2 W5 \$ E5 S2 E14 N16 E2 N23 W9 N1 W6 S1
W7 S4 W14 \$ E14 N10 \$ S6 E7 N1 E6 S1 E19 \$ W10 S6 E10 \$ W10
S17 W2 S8 E22 N25 \$ PTR= E15 FUS=[YR=2002] E14 S2 E20 S2 E22
S14 W4 S8 W4 N8 W4 S2 W4 N2 W6 S16 W14 N8 W20 N26 \$ W15 \$.