PT OF LOTS 45 & 46
IN OR 2830/1511
(EX OR 86/315)

WILLIAMS JOHN WAYNE & RACHEL DEANNA L/E/
86242 HILL VALLEY AVE
YULEE, FL 32097

2026

52-3N-27-4890-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
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

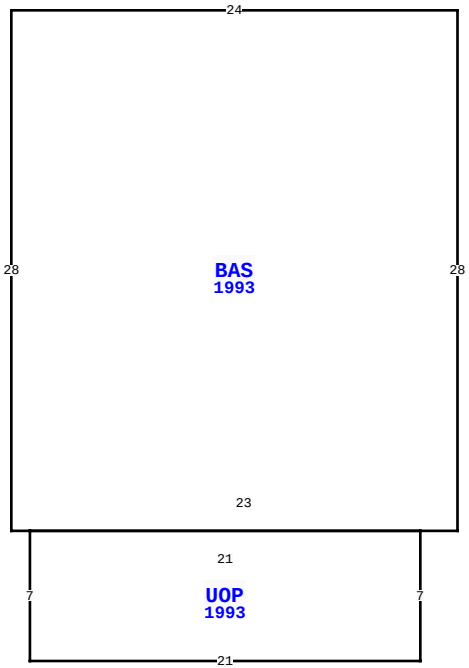
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	30,657
UOP	147	20	1993	29	1,323
TOTALS	819			701	31,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	701	86.9000	91.24	63,959	1961	1961	0	0	0	50.00	50.00

1 SINGLE FAM 0% - 2026 Heated Area: 672 HX Base Yr



86228 FELMOR RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	92,242
TOTAL MARKET OB/XF VALUE	8,472
TOTAL LAND VALUE - MARKET	211,275
TOTAL MARKET VALUE	311,989
SOH/AGL Deduction	0
ASSESSED VALUE	311,989
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,989
TOTAL JUST VALUE	311,989
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH93-041	MH MOVE-ON	3,500	05/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2830/937	11/20/2025	QC	U	I	11	100
GRANTOR: WILLIAMS JOHN WAYNE						
GRANTEE: WILLIAMS JOHN WAYNE						
2830/1511	11/20/2025	LE	U	I	11	100
GRANTOR: WILLIAMS JOHN WAYNE &						
GRANTEE: WILLIAMS DAULTON WA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S28 E1 UOP=[YR=1993] S7 E21 N7 W21$ E23 N28$.

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
1	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
2	0351	CARPORT MT	0	0	20	24	480.00	SF	10.00	10.00	100	1998	1998	3	20	960	
3	0680	POLE SHED	0	0	27	28	756.00	SF	10.00	10.00	100	1961	1961	3	20	1,512	

LAND DESCRIPTION

TOTAL OB/XF 8,472

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	0		RM	0.00	0.00	3.13	AC		1.00	1.00	0.75	90,000.00	67,500.00	211,275							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 3.13 Total Land Value: 211,275 Market: 0 Agricultural: 0 Common: 211,275 PRINTED 07/09/2026 BY SYS

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Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

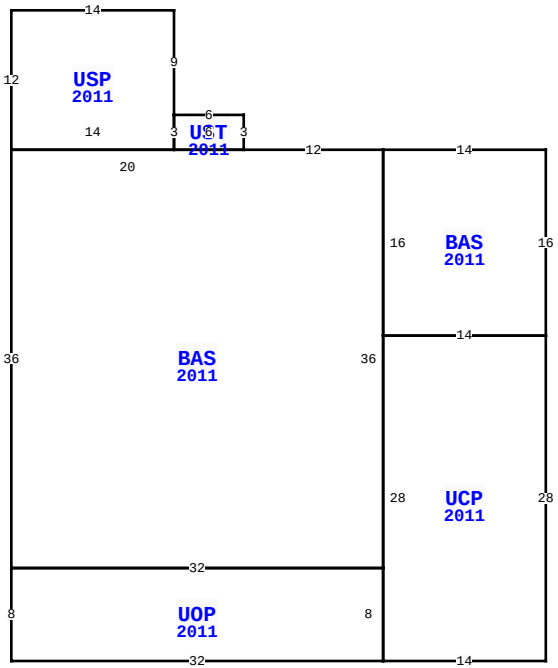
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	224	100	2011	224	8,637
BAS	1,152	100	2011	1,152	44,416
UCP	392	20	2011	78	3,008
UOP	256	20	2011	51	1,967
USP	168	30	2011	50	1,928
UST	18	45	2011	8	309
TOTALS	2,210			1,563	60,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,563	73.4400	77.11	120,523	1955	1955	0	0	0	50.00	50.00

2 SINGLE FAM 0% - 2026 Heated Area: 1376 HX Base Yr



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GRANTEE: WILLIAMS JOHN WAYNE						
2830/1511	11/20/2025	LE	U	I	11	100
GRANTOR: WILLIAMS JOHN WAYNE &						
GRANTEE: WILLIAMS DAULTON WA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W14 BAS=[YR=2011] W12 UST=[YR=2011] N3 W6 USP=[YR=2011] N9 W14 S12 E14 N3$ S3 E6$ W20 S36 UOP=[YR=2011] S8 E32 UCP=[YR=2011] E14 N28 W14 S28$ N8 W32$ E32 N36$ S16 E14 N16$.

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

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

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