IN OR 2399/921

FOSS JANICE
76417 TOM BURNEY ROAD
YULEE, FL 32097

2026

55-3N-27-0000-0004-0020

BUILDING CHARACTERISTICS

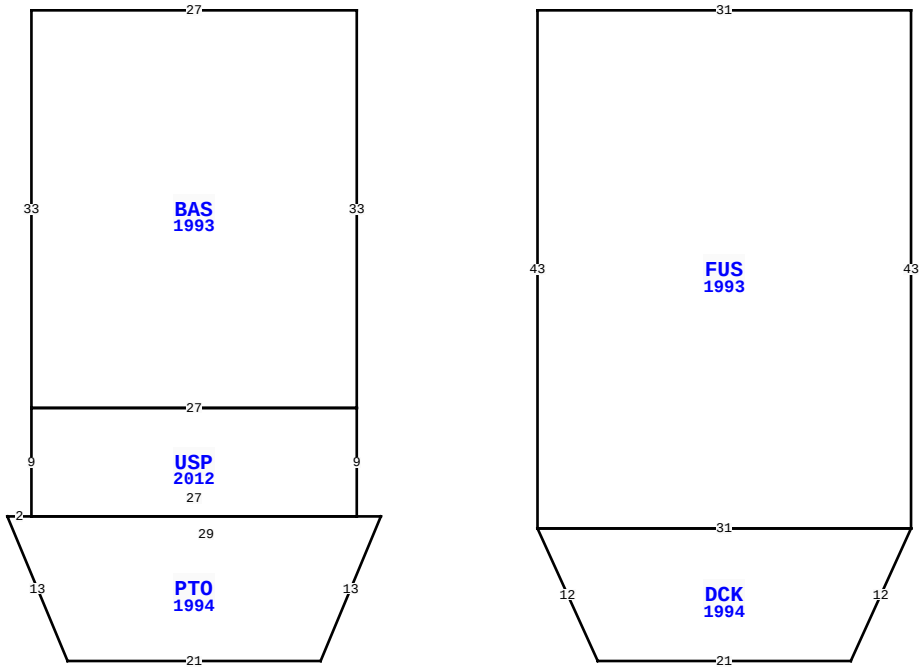
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	891	100	1993	891	66,064
DCK	286	10	1994	29	2,150
FUS	1,333	100	1993	1,333	98,836
PTO	312	5	1994	16	1,186
USP	243	30	2012	73	5,413
TOTALS	3,065			2,342	173,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,342	92.6100	97.24	227,736	1975	1985	0	0	0	23.75	76.25

1 SINGLE FAM 0% - 0 Heated Area: 2224 HX Base Yr



76417 TOM BURNEY RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	180,600
TOTAL MARKET OB/XF VALUE	2,888
TOTAL LAND VALUE - MARKET	328,185
TOTAL MARKET VALUE	511,673
SOH/AGL Deduction	137,581
ASSESSED VALUE	374,092
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	374,092
TOTAL JUST VALUE	511,673
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	484,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2399/0921	10/02/2020	QC	U	I	11	100
GRANTOR: FINLEY TIFFANY BROOKE						
GRANTEE: FOSS JANICE						
2239/1107	11/16/2018	WD	U	I	12	250,000
GRANTOR: RMAC TRUST SERIES 201						
GRANTEE: FINLEY TIFFANY BROO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S33 USP=[YR=2012] S9 PTO=[YR=1994] W2 D12 R5 E21 U12 R5 W29$ E27 N9 W27$ E27 N33 $ PTR= E15 FUS=[YR=1993] E31 S43 DCK=[YR=1994] D11 L5 W21 U11 L5 E31$ W31 N43 $ W15 $.

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
2	1242	WD DECK A	0	0	28	28	784.00	SF	10.00	10.00	100	1980	1980	3	20	1,568	
3	0681	POLE SHED	0	0	20	22	440.00	SF	15.00	15.00	100	1989	1989	3	20	1,320	

LAND DESCRIPTION

TOTAL OB/XF 2,888

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		OR	0.00	0.00	5.61	AC		1.00	1.00	0.65	90,000.00	58,500.00	328,185							

REVIEW DATE 01/22/2026 BY KWA Total Acres: 5.61 Total Land Value: 328,185 Market: 0 Agricultural: 0 Common: 328,185 PRINTED 07/09/2026 BY SYS

IN OR 2399/921

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YULEE, FL 32097

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	03	MASONRY 100
RMS		1 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

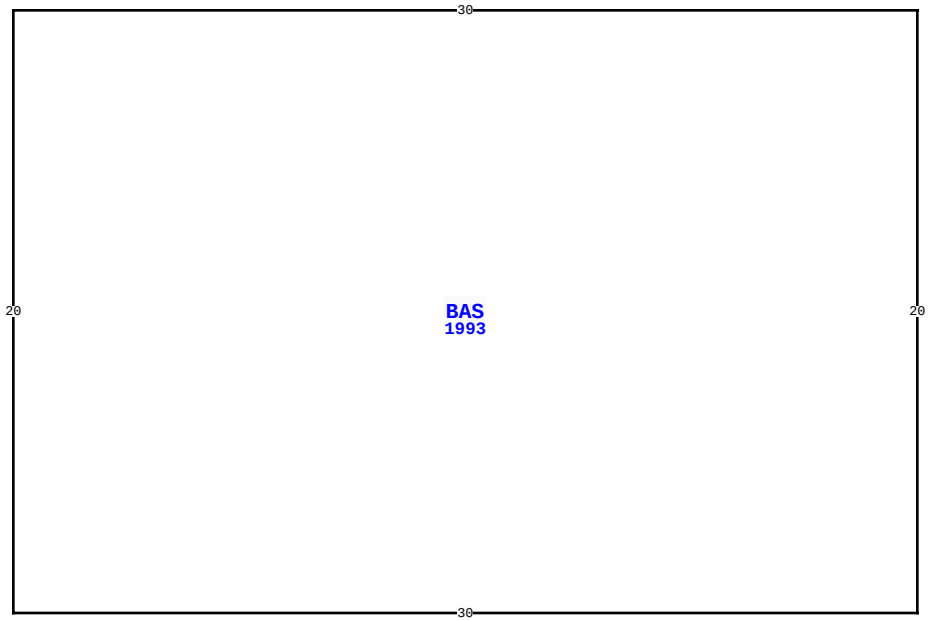
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	6,951
TOTALS	600			600	6,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	59.4000	23.17	13,902	1977	1977	0	0	0	50.00	50.00

2 GARAGE RES 0% - 0 Heated Area: 600 HX Base Yr



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GRANTOR: RMAC TRUST SERIES 201						
GRANTEE: FINLEY TIFFANY BROO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S20 E30 N20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/22/2026 BY KWA Total Acres: 5.61 Total Land Value: 328,185 Market: 0 Agricultural: 0 Common: 328,185 PRINTED 07/09/2026 BY SYS