IN OR 617/901
EX 4-16

GREEN GAIL ANNE
86456 HARRY GREEN ROAD
YULEE, FL 32097

2023

04-2N-27-0000-0004-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

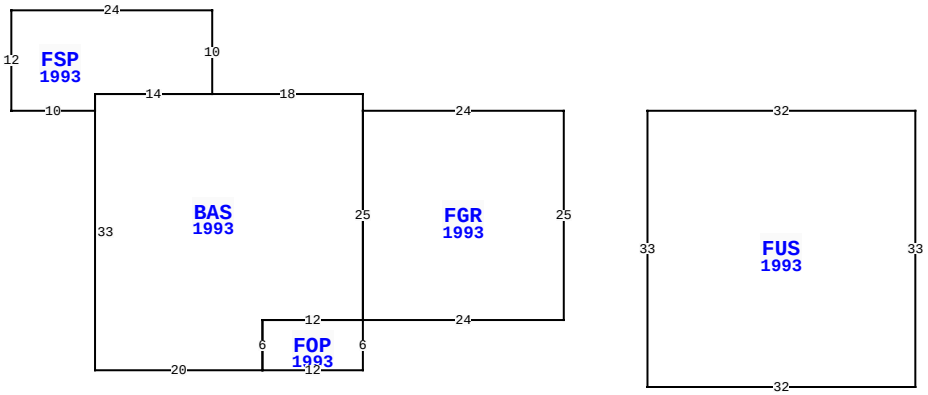
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	984	80,987
FGR	600	55	330	27,160
FOP	72	30	22	1,810
FSP	260	40	104	8,560
FUS	1,056	100	1,056	86,913
TOTALS	2,972		2,496	205,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,496	114.0000	102.88	256,788	1982	1982	0	0	0	20.00	80.00

1 SINGLE FAM – 0% - 0 Heated Area: 2040 HX Base Yr



86122 WHIPPOORWILL PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	205,430
TOTAL MARKET OB/XF VALUE	5,586
TOTAL LAND VALUE - MARKET	154,900
TOTAL MARKET VALUE	365,916
SOH/AGL Deduction	57,516
ASSESSED VALUE	308,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	308,400
TOTAL JUST VALUE	365,916
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961518	MH MOVE-ON	0	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2425/0001	1/11/2021	FJ	U	I	11	0
GRANTOR: LEE GEORGE DANIEL GRO						
GRANTEE: GREEN GAIL ANNE						
2424/1979	1/06/2021	FJ	U	I	11	0
GRANTOR: LEE GEORGE DANIEL GRO						
GRANTEE: GREEN GAIL ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24BAS=[YR=1993] N2W18 FSP=[YR=1993] N10 W24 S12 E10 N2 E14 $ W14 S33 E20 FOP=[YR=1993] E12 N6 W12 S6$ N6 E12 N25$ S25 E24 N25$ PTR=E10 FUS=[YR=1993] E32 S33 W32 N33$ W10$.

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	0810	CONCRETE A	0	0	32	22	704.00	SF	6.50	6.50	100	1982	1982	3	41	1,876	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890	
3	0680	POLE SHED	0	0	0	0	338.00	SF	10.00	10.00	100	1979	1979	3	20	676	
4	0680	POLE SHED	0	0	0	0	286.00	SF	10.00	10.00	100	1983	1983	3	20	572	
5	0680	POLE SHED	0	0	0	0	286.00	SF	10.00	10.00	100	1983	1983	3	20	572	

LAND DESCRIPTION

TOTAL OB/XF 5,586

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.93	AC		1.00	1.00	1.00	80,000.00	80,000.00	154,400							
2	009630	C	SWAMP	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							

REVIEW DATE 02/12/2018 BY SBX Total Acres: 2.93 Total Land Value: 154,900 Market: 0 Agricultural: 0 Common: 154,900 PRINTED 08/02/2023 BY SYS