IN OR 770 PG 252
ESMT IN OR 772/1330
R673716 & R673717

LEE GABRIELLE ANNE
86002 WHIPPOORWILL PLACE
YULEE, FL 32097

2023

04-2N-27-0000-0004-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

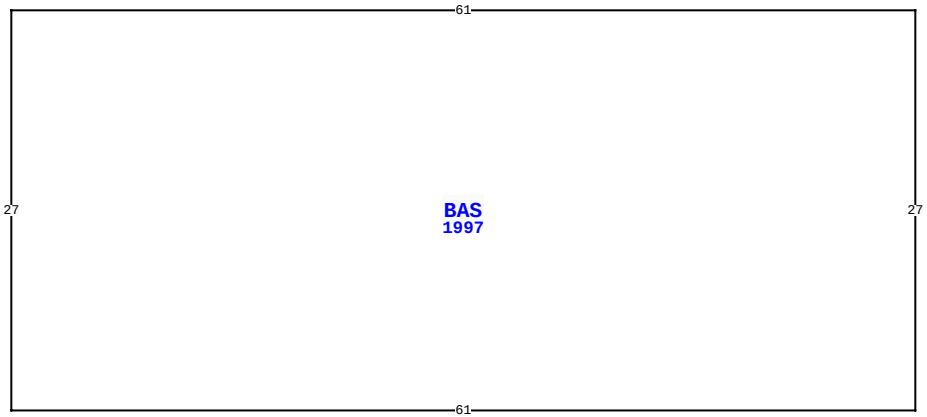
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,647	100	1,647	56,750
TOTALS	1,647		1,647	56,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,647	117.2000	82.04	135,120	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1647 HX Base Yr



86002 WHIPPOORWILL PL, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	56,750
TOTAL MARKET OB/XF VALUE	3,091
TOTAL LAND VALUE - MARKET	80,500
TOTAL MARKET VALUE	140,341
SOH/AGL Deduction	32,215
ASSESSED VALUE	108,126
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,126
TOTAL JUST VALUE	140,341
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,296

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
0770/0252	9/04/1996	WD	U	V	01	100

GRANTOR: LEE GEORGE DANIEL G

GRANTEE: LEE GABRIELLE ANNE

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	1242	WD DECK A	0	0	0	0	128.00	SF	10.00	10.00	100	1999	1999	3	20	256	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W61 S27 E61 N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,091

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
1	000102	C	SFR/MH	0	0007		0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							
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 10/05/2022 BY NWA Total Acres: 2.00 Total Land Value: 80,500 Market: 0 Agricultural: 0 Common: 80,500 PRINTED 08/02/2023 BY SYS