LOT 3
LEE PLANTATION PB 5/354
ESMT IN OR 381/37 &

COMER EDWARD A & CATHY ANN
86013 LEE PLANTATION DR
YULEE, FL 32097

2023

51-3N-27-123L-0003-0000

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 90
Interior Floo	08	SHT VINYL 10
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

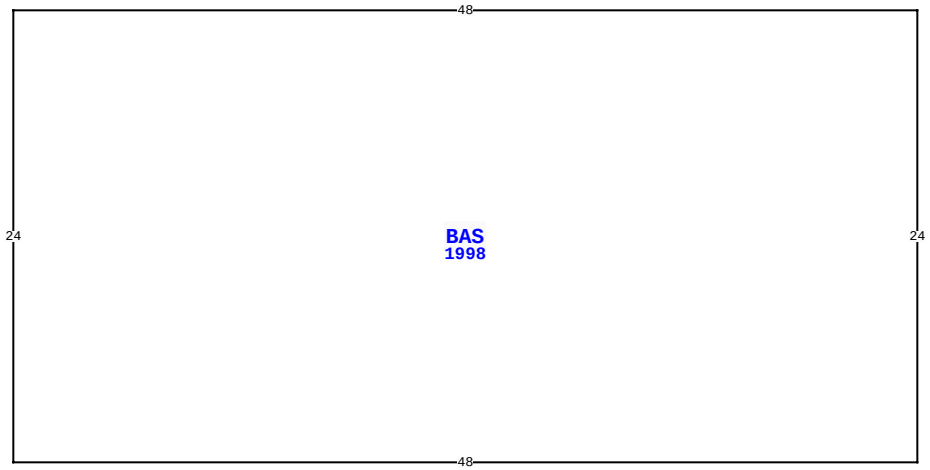
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	22,760
TOTALS	1,152		1,152	22,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,152	117.6000	82.32	94,833	1998	1998	0	0	20	56.00	24.00

1 M/H 94+ – 0% - 0 Heated Area: 1152 HX Base Yr



86013 LEE PLANTATION DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	22,760
TOTAL MARKET OB/XF VALUE	320
TOTAL LAND VALUE - MARKET	99,560
TOTAL MARKET VALUE	122,640
SOH/AGL Deduction	43,287
ASSESSED VALUE	79,353
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,353
TOTAL JUST VALUE	122,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/853	6/30/2023	WD	Q	I	01	130,000
GRANTOR: VEREEN MARIJANE						
GRANTEE: COMER EDWARD A & CA						
2220/1133	8/30/2018	WD	Q	I	01	60,000
GRANTOR: FOSS ALLAN E & JANICE						
GRANTEE: VEREEN MARIJANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 S24 E48 N24$.

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	1242	WD DECK A	0	0	10	16	160.00	SF	10.00	10.00	100	1993	1993	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 320

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	000102	C	SFR/MH	0	0005	OR	0.00	0.00	1.31	AC		1.00	1.00	0.95	80,000.00	76,000.00	99,560							

REVIEW DATE 02/25/2020 BY NWA Total Acres: 1.31 Total Land Value: 99,560 Market: 0 Agricultural: 0 Common: 99,560 PRINTED 08/02/2023 BY SYS