IN OR 2232/1436

GREEN MERRYLENE J/REED PATRICIA M GREEN ET AL
86456 HARRY GREEN RD
YULEE, FL 32097

2023

52-3N-27-0000-0002-0390

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

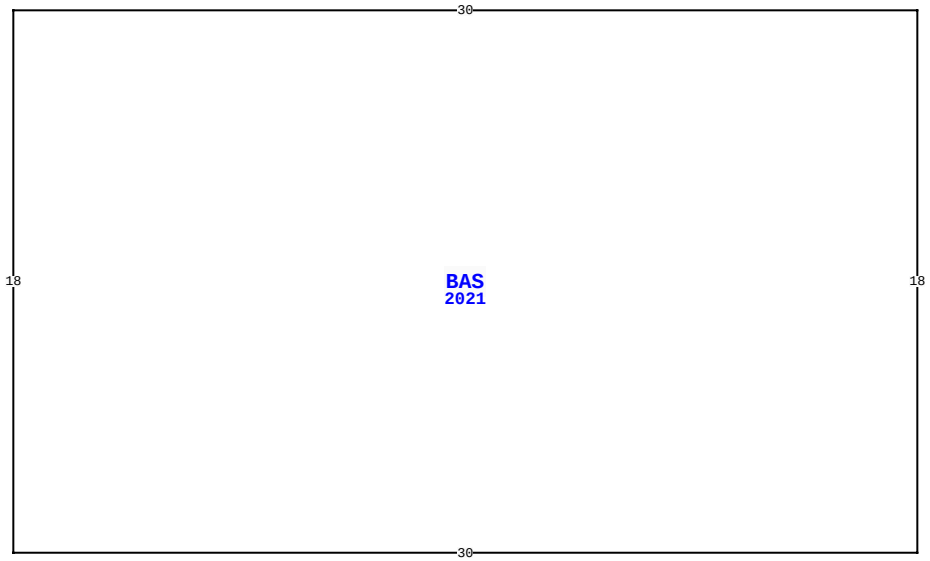
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	540	10,751
TOTALS	540		540	10,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	540	60.5000	21.18	11,437	2016	2016	0	0	0	6.00	94.00

1 GARAGE RES – 0% - 0 Heated Area: 540 HX Base Yr



86095 MERRYLENE RD, 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	10,751
TOTAL MARKET OB/XF VALUE	12,409
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	103,160
SOH/AGL Deduction	37,962
ASSESSED VALUE	65,198
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,198
TOTAL JUST VALUE	103,160
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632787	18 X 35	28,117	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2232/1436	10/19/2018	QC	U	I	11	100
GRANTOR: GREEN MERRYLENE J						
GRANTEE: GREEN MERRYLENE J &						
0637/0982	10/01/1991	WD	U	V	06	100
GRANTOR: BAINE CARL & RHONDA						
GRANTEE: GREEN HARRY & M J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S18 E30 N18$.

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	
5	0810	CONCRETE A	0	0	0	0	12.00	SF	6.50	6.50	100	1995	1995	3	72	56	
7	0810	CONCRETE A	0	0	0	0	56.00	SF	6.50	6.50	100	2016	2016	3	97	353	

LAND DESCRIPTION

TOTAL OB/XF 12,409

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 03/02/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS