

LOT 9
IN OR 2431/1619
FLOOD SURVEY UNR

BELL TIMOTHY JARROD/BELL GEORGE & SUSAN
86256 HARRY GREEN RD
YULEE, FL 32097

2023

52-3N-27-4890-0009-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																	
Exterior Wall	30	VINYL 100	0110	01	1,756	102.0000	56.10	98,512	1983	1995	0	0	0	13.25	86.75	VALUATION SUMMARY																
Roof Structur	03	GABLE/HIP 100	1 MH/SFR - 100% - 2022										Heated Area: 1656										HX Base Yr 2022									
Roof Cover	12	MODULAR MT 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floo	13	LVT/LAMMT 50																														
Interior Floo	14	CARPET 50																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		3 100																														
Bathrooms		1 100																														
Frame	02	WOOD FRAME 100																														
Stories	1.	1. 100																														
Units		0 100																														
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	1,656	100	1,656	80,592																												
FOP	135	30	40	1,947																												
UOP	300	20	60	2,920																												
TOTALS			2,091	1,756	85,459																											
EXTRA FEATURES			86256 HARRY GREEN RD, YULEE																													
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	0810	CONCRETE A	0 100	20	2	40.00	SF	6.50	6.50	100	1986	1986	3	52	135																	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450																	
4	0510	GARAGE WD-	0 100	16	20	320.00	SF	35.00	35.00	100	1995	1995	3	24	2,688																	
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		RMH	100.00	184.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000															
REVIEW DATE 06/16/2020 BY NWKW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																																

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2431/1619	1/29/2021	SW	Q	I	01	139,000			
GRANTOR: 86256 HARRY GREEN RD									
GRANTEE: BELL GEORGE & SUSAN									
2333/0376	1/21/2020	CT	U	I	18	70,200			
GRANTOR: CLERK OF COURT									
GRANTEE: 86256 HARRY GREEN R									
BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=1993] W25 S12 BAS=[YR=1993] W30 S30 E35 FOP=[YR=1993] S9 D3 R3 E6 R3 U3 N9 W12 \$ E20 N2 R1 U3 N3 U3 L1 N19 W25 \$ E25 N12 \$.									