LOT 16
IN OR 1027/1319 &
CASE #07-DR-787 OR 1567/1655

SIMPKINS ANDREA RENEE
86390 HARRY GREEN RD
YULEE, FL 32097

**2023**

**52-3N-27-4890-0016-0000**

## 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 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 |

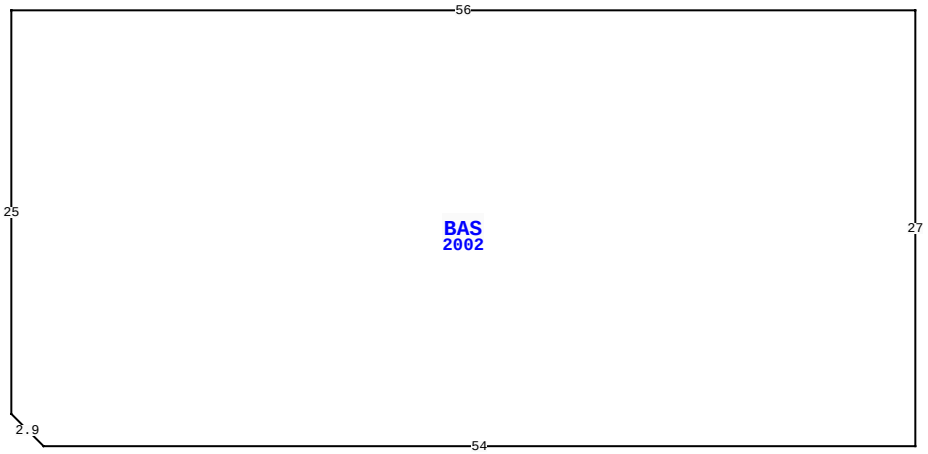
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,510 | 100 | 1,510 | 59,462 |
| TOTALS | 1,510 | | 1,510 | 59,462 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,510 | 117.2000 | 82.04 | 123,880 | 2000 | 2000 | 0 | 0 | 0 | 52.00 | 48.00 |

3 M/H 94+ – 100% - 2003 Heated Area: 1510 HX Base Yr 2003




86390 HARRY GREEN RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 59,462 |
| TOTAL MARKET OB/XF VALUE | | 2,975 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 112,437 |
| SOH/AGL Deduction | | 57,601 |
| ASSESSED VALUE | | 54,836 |
| TOTAL EXEMPTION VALUE | HX HB | 29,836 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 112,437 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 84,716 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M020680 | H/AC | 0 | 01/01/2002 |
| B029199 | FOUNDATION | 2,000 | 01/01/2002 |
| MH023744 | MH MOVE-ON | 0 | 01/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1027/1319 | 12/28/2001 | WD | U | I | 11 | 21,000 |
| GRANTOR: TRUMAN LAURINDA JEAN | | | | | | |
| GRANTEE: SIMPKINS SCOTT D & | | | | | | |
| 1027/1314 | 12/28/2001 | WD | U | I | 07 | 100 |
| GRANTOR: LIGHTSEY MARY E | | | | | | |
| GRANTEE: TRUMAN LAURINDA JEA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W56 S25 R2 D2 E54 N27 $.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2000 | 2000 | 3 | 85 | 2,975 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,975

| 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 | 100 | | RMH | 100.00 | 178.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 03/22/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS