LOT 17 R498163
IN OR 1532/1765
ESMT OR 1035/1362

LIGHTSEY MICHAEL/TRUMAN LAURINDA & JAMES
86402 HARRY GREEN ROAD
YULEE, FL 32097

2023

52-3N-27-4890-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

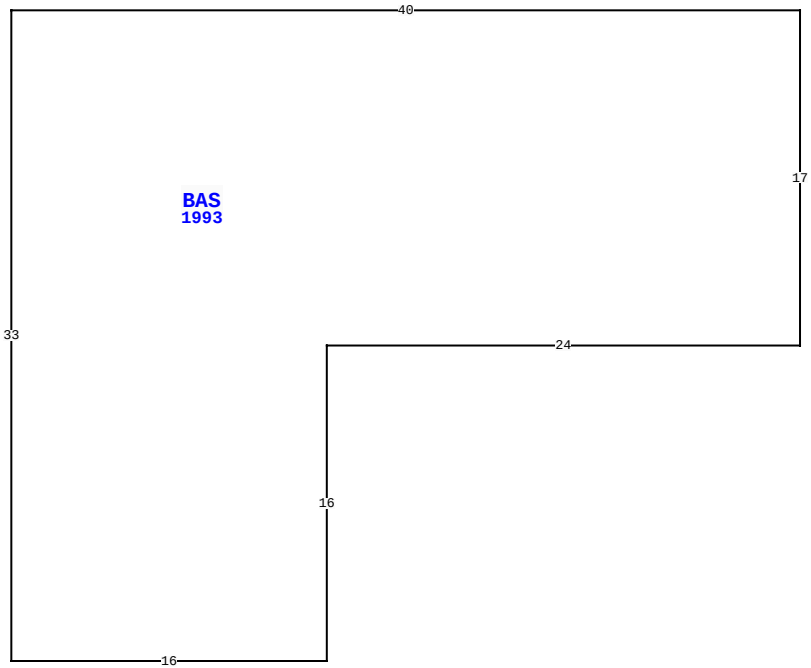
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	66,017
TOTALS	936		936	66,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	936	98.0000	88.44	82,780	1970	1970	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 2021 Heated Area: 936 HX Base Yr 2021



86402 HARRY GREEN 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		75,740
TOTAL MARKET OB/XF VALUE		273
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		126,013
SOH/AGL Deduction		25,569
ASSESSED VALUE		100,444
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		50,444
TOTAL JUST VALUE		126,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7763	CHNGE SRVC	675	10/21/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2410/1403	11/20/2020	QC	U	I	11	100
GRANTOR: LIGHTSEY MICHAEL						
GRANTEE: LIGHTSEY MICHAEL ET						
1532/1765	10/29/2007	QC	U	I	01	100
GRANTOR: LIGHTSEY MICHAEL LEWI						
GRANTEE: LIGHTSEY MICHAEL ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S33 E16 N16 E24 N17$.

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	0810	CONCRETE A	0	100	12	10	120.00	SF	6.50	6.50	100	1980	1980	3	35	273	

LAND DESCRIPTION

TOTAL OB/XF 273

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	000100	C	SFR	100		RMH	106.00	178.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/20/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

LOT 17 R498163
IN OR 1532/1765
ESMT OR 1035/1362

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YULEE, FL 32097

2023

52-3N-27-4890-0017-0000

BUILDING CHARACTERISTICS

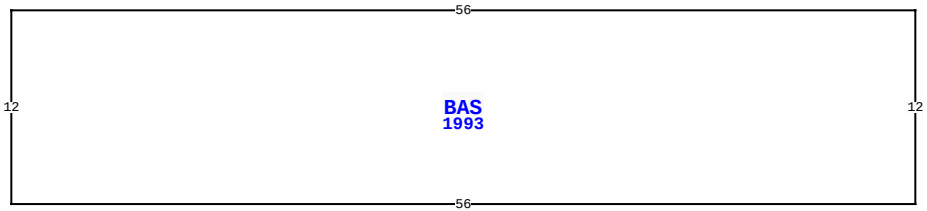
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	672	100	672	9,723
TOTALS	672		672	9,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	74.2000	48.23	32,411	1970	1970	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2021 Heated Area: 672 HX Base Yr 2021



86402 HARRY GREEN RD, YULEE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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INCOME VALUE		
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1532/1765	10/29/2007	QC	U	I	01	100
GRANTOR: LIGHTSEY MICHAEL LEWI						
GRANTEE: LIGHTSEY MICHAEL ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 N12 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/20/2018 BY SBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS