LOT 19
IN OR 2532/842
FLOOD SURVEY UNR SUB

COULTER DALE M & SUSAN L
86339 HARRY GREEN RD
YULEE, FL 32097

2023

52-3N-27-4890-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

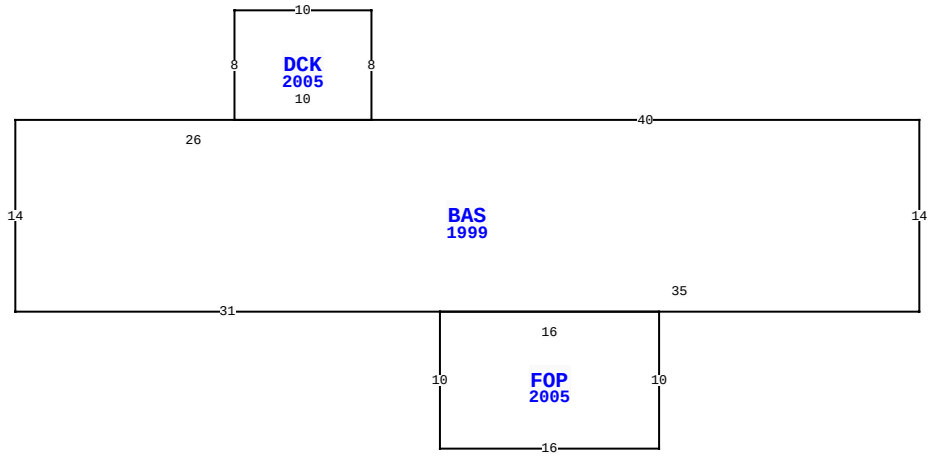
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	38,373
DCK	80	15	12	498
FOP	160	30	48	1,993
TOTALS	1,164		984	40,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	984	123.6000	86.52	85,136	1995	2000	0	0	0	52.00	48.00

2 M/H 94+ – 100% - 2019 Heated Area: 924 HX Base Yr 2019



86339 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		40,865
TOTAL MARKET OB/XF VALUE		24,809
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		145,674
SOH/AGL Deduction		73,475
ASSESSED VALUE		72,199
TOTAL EXEMPTION VALUE	HX HB	47,199
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		145,674
NCON VALUE		12,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001588	CO ISSUED	0	02/06/2023
22002640	NEW CONSTR	339,186	02/16/2022
MH982444	MH MOVE-ON	0	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2532/0842	1/20/2022	WD	U	I	11	100
GRANTOR: COULTER DALE M						
GRANTEE: COULTER DALE M & SU						
0868/0591	2/17/1999	WD	Q	I		18,000
GRANTOR: SUTTON THOMAS L						
GRANTEE: COULTER DALE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W40 DCK=[YR=2005] N8 W10 S8 E10 $ W26 S14 E31
FOP=[YR=2005] S10 E16 N10 W16 $ E35 N14 $.

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	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2022	3	100	6,000	
2	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2022	3	100	6,000	
3	0810	CONCRETE A	0	100	0	0	572.00	SF	6.50	6.50	100	1975	1975	3	27	1,004	
5	0510	GARAGE WD-	0	100	25	25	625.00	SF	35.00	35.00	100	1999	1999	3	28	6,125	
6	0510	GARAGE WD-	0	100	20	20	400.00	SF	29.75	29.75	100	2002	2002	3	32	3,808	
7	0810	CONCRETE A	0	100	0	0	347.00	SF	6.50	6.50	100	2002	2002	3	83	1,872	

LAND DESCRIPTION

TOTAL OB/XF 24,809

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	000115	C	SFR ACRES	100		RMH	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 03/24/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS