

LOT 21
IN OR 2597/710
IN OR 107 PG 207

GREEN MERRYLENE/NELSON RONALD ALAN
86100 RON NELSON LN
YULEE, FL 32097

2023

52-3N-27-4890-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 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
BUD8 Adjustme	04	DIST 01 100

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	1,344	100	1,344	37,364
FCP	480	25	120	3,336
FOP	60	30	18	501
FOP	96	30	29	806
TOTALS	1,980		1,511	42,007

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0940	SHEDS/PORT	0	0	10	28		20.10	20.10	100	1976
4	0810	CONCRETE A	0	0	10	20		6.50	6.50	100	1980

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0		RMH	0.00	0.00	1.05	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,511	122.2000	79.43	120,019	1975	1995	0	0	65.00	35.00
1 M/H 93- - 0% - 2023											
Heated Area: 1344											
HX Base Yr											
86259 HARRY GREEN RD, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		42,007	
TOTAL MARKET OB/XF VALUE		1,581	
TOTAL LAND VALUE - MARKET		84,000	
TOTAL MARKET VALUE		127,588	
SOH/AGL Deduction		0	
ASSESSED VALUE		127,588	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		127,588	
TOTAL JUST VALUE		127,588	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		93,710	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2597/0710	10/18/2022	QC	U	I	11	100	
GRANTOR: GREEN MERRYLENE							
GRANTEE: GREEN MERRYLENE & R							
2481/0032	7/19/2021	SW	Q	I	01	120,000	
GRANTOR: MCGLAUGHLIN PHYLLIS A							
GRANTEE: GREEN MERRYLENE							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W14 FOP=[YR=1993] N6 W10 S6 E10\$ W42 S24 E25 FOP=[YR=1993] S8 E12 N8 W12\$ E31 FCP=[YR=2021] E20 N24 W20 S24\$ N24\$.											

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1	000115	C	SFR ACRES	0		RMH	0.00	0.00	1.05	AC	