

IN OR 617/901
EX 4-16

GREEN GAIL ANNE
86456 HARRY GREEN ROAD
YULEE, FL 32097

2024

04-2N-27-0000-0004-0050



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	VALUATION SUMMARY															
Exterior Wall	12	CEDAR 100	0100	01	2,496	109.4400	103.97	259,509	1982	1982	0	0	20.50	79.50	STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0														Heated Area: 2040													
Roof Cover	03	COMP SHNGL 100															HX Base Yr													
Interior Wall	04	PLYWOOD 100																												
Interior Floo	14	CARPET 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	3	100																												
Bathrooms	3	100																												
Frame	02	WOOD FRAME 100																												
Stories	1.5	1.5 100																												
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	984	100	984	81,333																										
FGR	600	55	330	27,276																										
FOP	72	30	22	1,818																										
FSP	260	40	104	8,596																										
FUS	1,056	100	1,056	87,285																										
TOTALS			2,972	2,496	206,310																									
EXTRA FEATURES			86122 WHIPPOORWILL PL, 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	0	32	22		704.00	SF 6.50	100	1982	1982	3	38	1,739															
2	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	100	1982	1982	3	51.5	1,803															
3	0680	POLE SHED	0	0	0	0		338.00	SF 10.00	100	1979	1979	3	20	676															
4	0680	POLE SHED	0	0	0	0		286.00	SF 10.00	100	1983	1983	3	20	572															
5	0680	POLE SHED	0	0	0	0		286.00	SF 10.00	100	1983	1983	3	20	572															
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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.93	AC		1.00	1.00	1.00	80,000.00	80,000.00	154,400													
2	009630	C	SWAMP	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500													
REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.93 Total Land Value: 154,900 Market: 0 Agricultural: 0 Common: 154,900 PRINTED 08/06/2024 BY SYS																														

Diagram showing building layout with dimensions and labels:

- FSP 1993 (12x24)
- BAS 1993 (33x20)
- FGR 1993 (25x24)
- FUS 1993 (33x32)
- FOP 1993 (6x12)

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2425/0001	1/11/2021	FJ	U	I	11	0

GRANTOR: LEE GEORGE DANIEL GRO
GRANTEE: GREEN GAIL ANNE

DATE	TYPE INST	Q U	V I	RSN CD
2424/1979	1/06/2021	FJ	U	I 11

GRANTOR: LEE GEORGE DANIEL GRO
GRANTEE: GREEN GAIL ANNE

BUILDING DIMENSIONS

FGR=[YR=1993] W24BAS=[YR=1993] N2W18 FSP=[YR=1993] N10 W24
S12 E10 N2 E14 \$ W14 S33 E20 FOP=[YR=1993] E12 N6 W12 S6\$ N6
E12 N25\$ S25 E24 N25\$ PTR=E10 FUS=[YR=1993] E32 S33 W32 N33\$ W10\$.