IN OR 1073/278

LEE JAMES L & SHARON H
86011 WHIPPORWILL PLACE
YULEE, FL 32097

2024

04-2N-27-0000-0004-0170

BUILDING CHARACTERISTICS

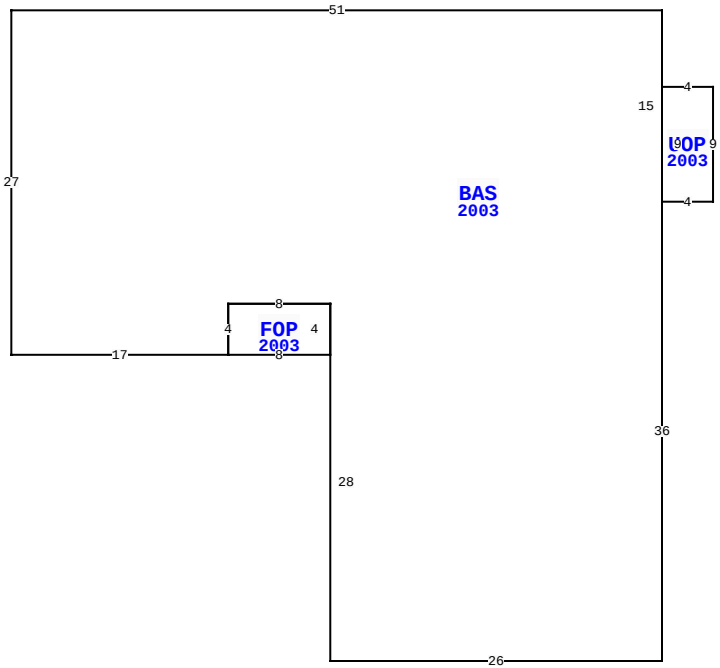
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,969	100	1,969	179,175
FOP	32	30	10	910
UOP	36	20	7	637
TOTALS	2,037		1,986	180,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,986	105.8400	100.55	199,692	2003	2003	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2012 Heated Area: 1969 HX Base Yr



86011 WHIPPOORWILL PL, 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		180,721
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		340,721
SOH/AGL Deduction		0
ASSESSED VALUE		340,721
TOTAL EXEMPTION VALUE	13	340,721
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		340,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311055	XFOB	2,333	05/01/2003
B0210226	NEW CONSTR	125,922	12/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1073/0278	8/06/2002	WD	U	I	07	100
GRANTOR: LEE JAMES L & SHARON						
GRANTEE: DURHAM DOROTHY V ET						
1062/1242	6/13/2002	WD	U	V	01	100
GRANTOR: LEE JAMES L & SHARON						
GRANTEE: DURHAM DOROTHY VENI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W51 S27 E17 FOP=[YR=2003] E8 N4 W8 S4 $ N4 E8 S28 E26 N36 UOP=[YR=2003] E4 N9 W4 S9 $ N15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	160,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS