PARCELS 21-3 & 21-6
IN OR 1916/1888
EX 21-5

RAINEY NANCY
86156 PINEWOOD DR
YULEE, FL 32097

2024

42-2N-27-0000-0021-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

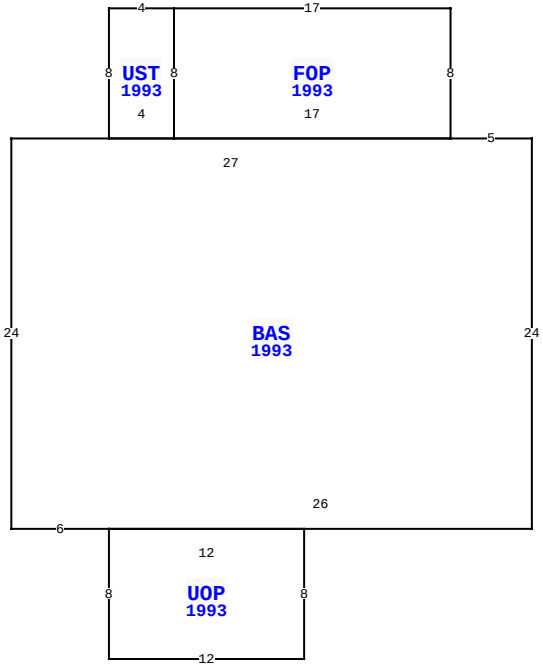
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	768	100	768	29,733
FOP	136	30	41	1,588
UOP	96	20	19	736
UST	32	45	14	542
TOTALS	1,032		842	32,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	842	81.5100	77.43	65,196	1955	1955	0	0	0	50.00	50.00

1 SINGLE FAM – 100% - 2015 Heated Area: 768 HX Base Yr 2015



86156 PINEWOOD DR, YULEE

BLD DATE	10/02/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		32,598
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		107,920
TOTAL MARKET VALUE		140,518
SOH/AGL Deduction		87,895
ASSESSED VALUE		52,623
TOTAL EXEMPTION VALUE	HX HB	27,623
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		140,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1916/1888	5/08/2014	WD	U	I	37	38,000
GRANTOR: GREEN LEO SR & IDA						
GRANTEE: RAINEY NANCY						
0565/1279	3/22/1989	WD	U	I	01	100
GRANTOR: GREEN NATHANIEL						
GRANTEE: GREEN LEO & IDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 FOP=[YR=1993] N8 W17 UST=[YR=1993] W4 S8 E4N8$ S8 E17$ W27 S24 E6 UOP=[YR=1993] S8 E12 N8 W12$ E26 N24$.

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	0006	OR	0.00	0.00	1.42	AC		1.00	1.00	0.95	80,000.00	76,000.00	107,920							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.42 Total Land Value: 107,920 Market: 0 Agricultural: 0 Common: 107,920 PRINTED 08/06/2024 BY SYS