IN OR 1993/1189
1998 COUG DW/MH

VEREEN MARIJANE
98137 LITTLE PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2024

51-3N-27-0000-0001-0280

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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

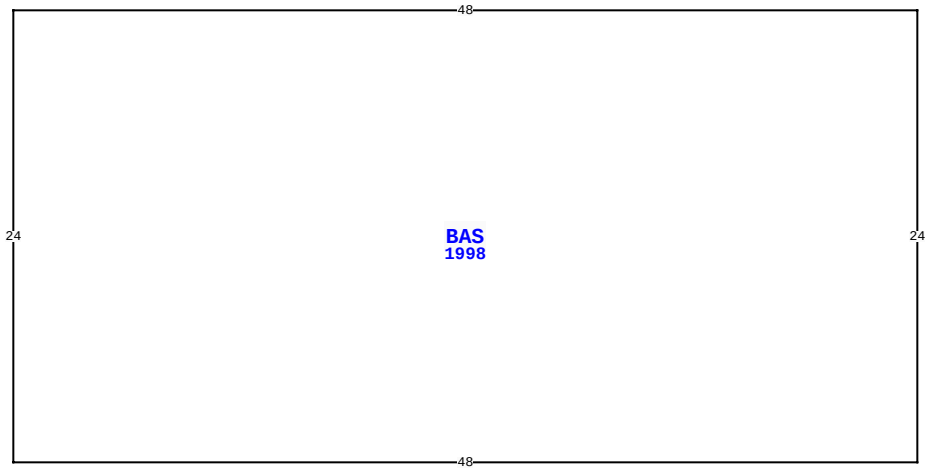
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	55,531
TOTALS	1,152		1,152	55,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	123.6000	92.70	106,790	1998	2003	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 0 Heated Area: 1152 HX Base Yr



86040 LEE PLANTATION DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	55,531
TOTAL MARKET OB/XF VALUE	1,044
TOTAL LAND VALUE - MARKET	120,800
TOTAL MARKET VALUE	177,375
SOH/AGL Deduction	69,682
ASSESSED VALUE	107,693
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,693
TOTAL JUST VALUE	177,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1993/1189	7/16/2015	CT	U	I	18	28,700
GRANTOR: CLERK OF COURTS						
GRANTEE: VEREEN MARIJANE						
1261/0344	9/22/2004	WD	U	I	07	100
GRANTOR: LEE FERRELL E & MARY						
GRANTEE: WILLIAMSON EARL H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 S24 E48 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
1	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	1993	1993	3	20	320	
2	1242	WD DECK A	0	0	10	5	50.00	SF	10.00	10.00	100	1993	1993	3	20	100	
3	0350	CARPORT WD	0	0	20	12	240.00	SF	13.00	13.00	100	1985	1985	3	20	624	

LAND DESCRIPTION

TOTAL OB/XF 1,044

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	0		OR	0.00	0.00	1.51	AC		1.00	1.00	1.00	80,000.00	80,000.00	120,800							

REVIEW DATE 08/30/2022 BY NWA Total Acres: 1.51 Total Land Value: 120,800 Market: 0 Agricultural: 0 Common: 120,800 PRINTED 08/06/2024 BY SYS