LOT 3
LEE PLANTATION PB 5/354
ESMT IN OR 381/37 &

COMER EDWARD A & CATHY ANN
86013 LEE PLANTATION DR
YULEE, FL 32097

2024

51-3N-27-123L-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

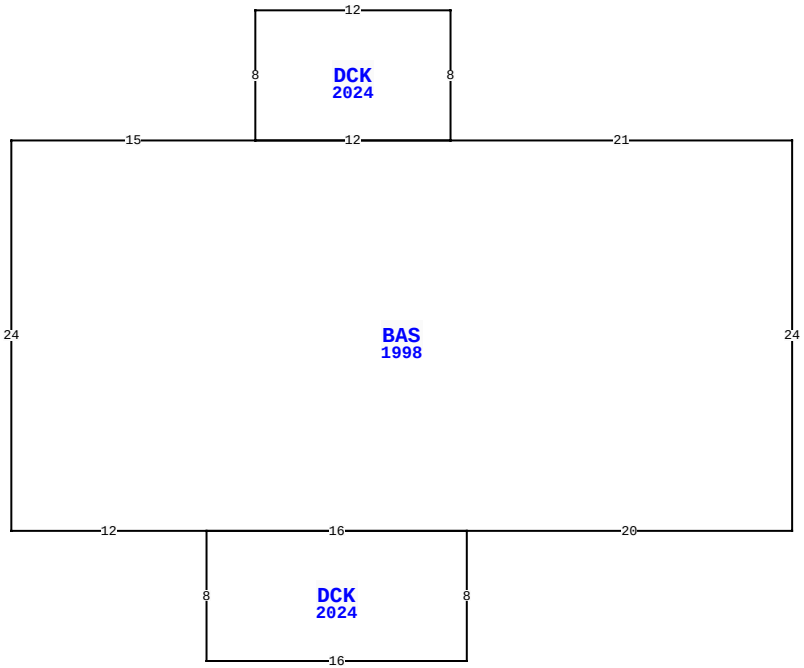
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	42,675
DCK	96	15	14	519
DCK	128	15	19	704
TOTALS	1,376		1,185	43,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,185	117.6000	88.20	104,517	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2024 Heated Area: 1152 HX Base Yr 2024



86013 LEE PLANTATION DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		43,897
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		104,800
TOTAL MARKET VALUE		148,697
SOH/AGL Deduction		0
ASSESSED VALUE		148,697
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		98,697
TOTAL JUST VALUE		148,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,640

MISC STRG = NV

BLDG:1:4: 1998 GENE / ASSESSED 1999.

BLDG:1:2: RP: R673328 & R673329

BLDG:1:1: DWMH/ID: GMHGA4039819558(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/853	6/30/2023	WD	Q	I	02	130,000
GRANTOR: VEREEN MARIJANE						
GRANTEE: COMER EDWARD A & CA						
2220/1133	8/30/2018	WD	Q	I	01	60,000
GRANTOR: FOSS ALLAN E & JANICE						
GRANTEE: VEREEN MARIJANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W21 W12 W15 S24 E12 E16 E20 N24 $
DCK=[YR=2024;ORIG=-36,24] E16 S8 W16 N8 $
DCK=[YR=2024;ORIG=-33,0] E12 N8 W12 S8 $
.

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.31	AC		1.00	1.00	1.00	80,000.00	80,000.00	104,800							

REVIEW DATE 06/10/2024 BY KW Total Acres: 1.31 Total Land Value: 104,800 Market: 0 Agricultural: 0 Common: 104,800 PRINTED 08/06/2024 BY SYS