TRACT 5
IN OR 663 PG 239

WILLIS ROBERT & SHERRY ANN
86150 JENNY LANE
YULEE, FL 32097

2024

52-3N-27-0000-0002-0180

BUILDING CHARACTERISTICS

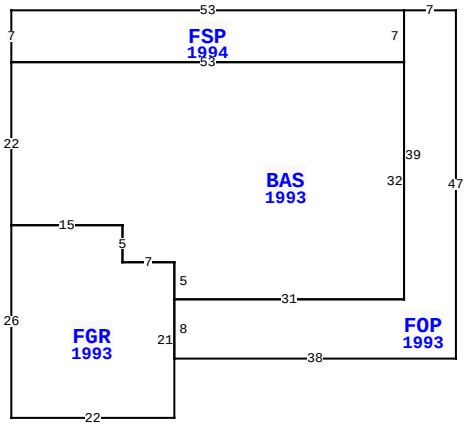
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

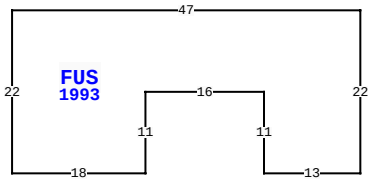
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100	1,511	120,775
FGR	537	55	295	23,579
FOP	577	30	173	13,828
FSP	371	40	148	11,829
FUS	858	100	858	68,580
TOTALS	3,854		2,985	238,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,985	98.7000	93.76	279,874	1993	1993	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 0 Heated Area: 2369 HX Base Yr





86150 JENNY LN, 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		244,783
TOTAL MARKET OB/XF VALUE		13,519
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		333,302
SOH/AGL Deduction		129,762
ASSESSED VALUE		203,540
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,540
TOTAL JUST VALUE		333,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7404	NEW CONSTR	76,657	07/19/1991
8062	MH MOVE-ON	6,700	02/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0663/0239	7/14/1992	WD	U	I	10	36,000
GRANTOR: LIGHT BILLIE W						
GRANTEE: WILLIS ROBT & SHERR						
0549/0424	8/03/1988	AA	U	V		36,000
GRANTOR: LIGHT BILLIE W						
GRANTEE: WILLIS ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W7 FSP=[YR=1994] W53 S7 BAS=[YR=1993] S22 FGR=[YR=1993] S26 E22 N21 W7 N5 W15 $ E15 S5 E7 S5 E31 N32 W53 $ E53 N7$ S39 W31 S8 E38 N47$ PTR= E15 FUS=[YR=1993] E47 S22 W13 N11 W16 S11 W18 N22 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
2	0812	CONCRETE C	0	100	0	0	3,430.00	SF	4.00	4.00	100	1999	1999	3	77	10,564	
3	0681	POLE SHED	0	100	10	9	90.00	SF	15.00	15.00	100	1999	1999	3	27	365	

LAND DESCRIPTION

TOTAL OB/XF 13,519

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	000130	C	SFR WATER	100		OR	75.00	589.00	75.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS

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Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

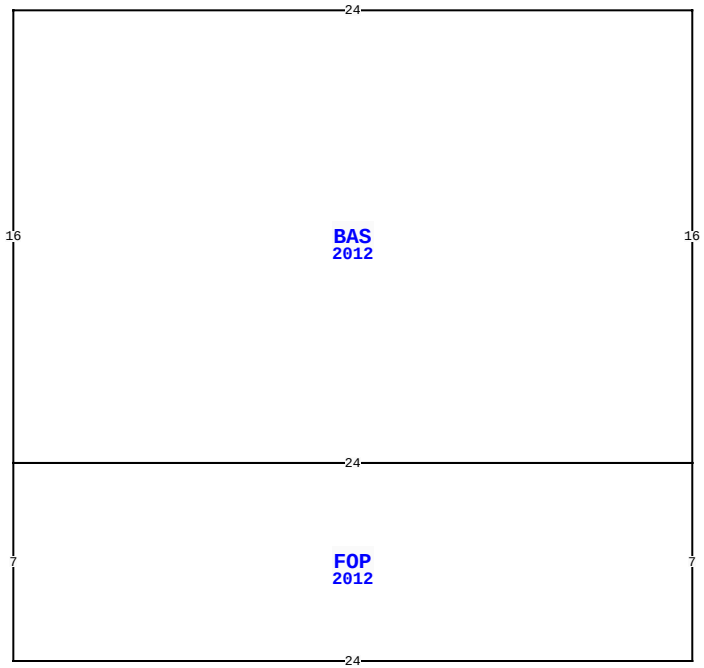
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100	384	5,477
FOP	168	30	50	713
TOTALS	552		434	6,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	434	71.5000	25.02	10,859	1998	1998	0	0	0	43.00	57.00

2 GARAGE RES – 100% - 0 Heated Area: 384 HX Base Yr



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GRANTOR: LIGHT BILLIE W						
GRANTEE: WILLIS ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W24 S16 FOP=[YR=2012] S7 E24 N7 W24$ E24 N16$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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