IN OR 617/901
EX 4-16

GREEN GAIL ANNE
86456 HARRY GREEN ROAD
YULEE, FL 32097

2025

04-2N-27-0000-0004-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

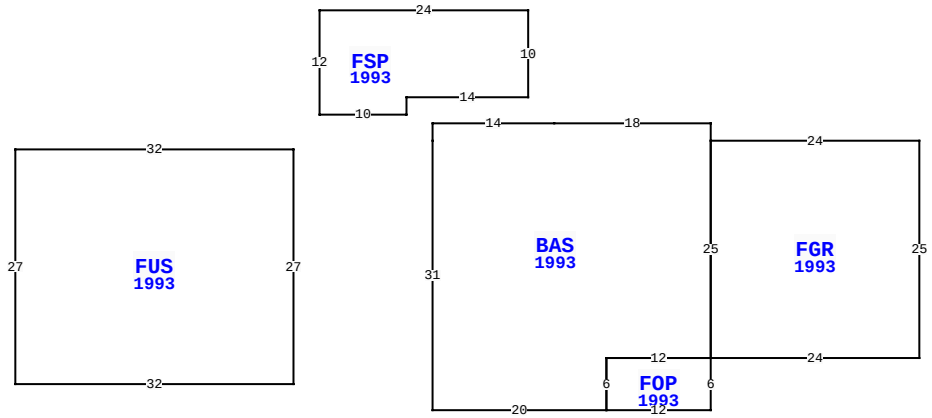
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	1993	984	95,530
FGR	600	55	1993	330	32,038
FOP	72	30	1993	22	2,136
FSP	260	40	1993	104	10,097
FUS	864	100	1993	864	83,880
TOTALS	2,780			2,304	223,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,304	122.8920	122.89	283,139	1982	1982	0	0	0	21.00	79.00

1 SINGLE FAM – 0% - 0 Heated Area: 1848 HX Base Yr



86122 WHIPPOORWILL PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	223,680
TOTAL MARKET OB/XF VALUE	7,961
TOTAL LAND VALUE - MARKET	164,550
TOTAL MARKET VALUE	396,191
SOH/AGL Deduction	23,027
ASSESSED VALUE	373,164
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	373,164
TOTAL JUST VALUE	396,191
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	366,572

MISC WD STRG = NV : KW 2/2025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961518	MH MOVE-ON	0	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2425/0001	1/11/2021	FJ	U	I	11	0
GRANTOR: LEE GEORGE DANIEL GRO						
GRANTEE: GREEN GAIL ANNE						
2424/1979	1/06/2021	FJ	U	I	11	0
GRANTOR: LEE GEORGE DANIEL GRO						
GRANTEE: GREEN GAIL ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1993;ORIG=-104,1] E32 S27 W32 N27 $
BAS=[YR=1993;ORIG=-24,0] N2 W18 W14 S2 S31 E20 N6 E12 N25 $
FGR=[YR=1993;ORIG=0,0] W24 S25 E24 N25 $
FSP=[YR=1993;ORIG=-45,-5] N10 W24 S12 E10 N2 E14 $
FOP=[YR=1993;ORIG=-36,31] E12 N6 W12 S6 $
.

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	0810	CONCRETE A	0	0	0	0	1,300.00	SF	6.50	6.50	100	1982	1982	3	35	2,958	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
3	0940	SHEDS/PORT	0	0	30	14	420.00	SF	30.00	30.00	100	1979	1979	3	20	2,520	
4	0680	POLE SHED	0	0	24	16	384.00	SF	10.00	10.00	100	1983	1983	3	20	768	

LAND DESCRIPTION

TOTAL OB/XF 7,961

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	000100	C	RES	0		OR	0.00	0.00	1.93	AC		1.00	1.00	1.00	85,000.00	85,000.00	164,050							
2	009630	C	SWAMP	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							

REVIEW DATE 02/25/2025 BY KWA Total Acres: 2.93 Total Land Value: 164,550 Market: 0 Agricultural: 0 Common: 164,550 PRINTED 07/30/2025 BY SYS