IN OR 1823/1705
R622194 & R622195

LEE HENRY/LEE JACKELINE
86115 WHIPPOORWILL PL
YULEE, FL 32097

2025

04-2N-27-0000-0004-0150

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	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

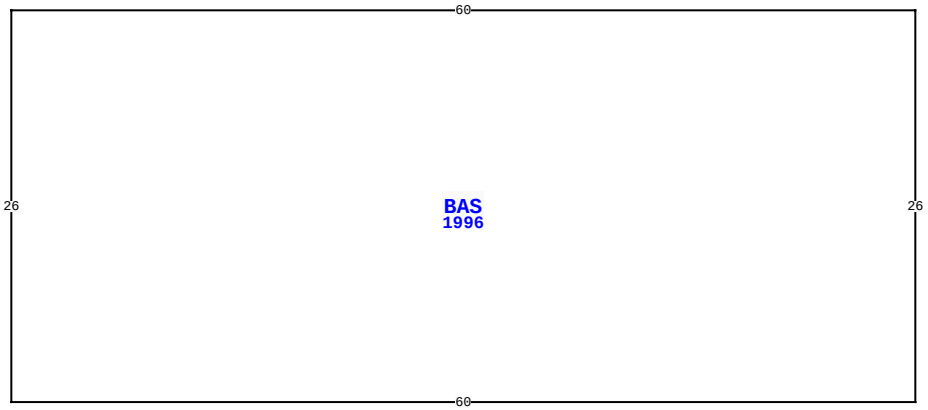
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1996	1,560	71,487
TOTALS	1,560			1,560	71,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	117.2000	99.62	155,407	1996	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2015 Heated Area: 1560 HX Base Yr 2015



86115 WHIPPOORWILL PL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		71,487
TOTAL MARKET OB/XF VALUE		320
TOTAL LAND VALUE - MARKET		85,014
TOTAL MARKET VALUE		156,821
SOH/AGL Deduction		92,915
ASSESSED VALUE		63,906
TOTAL EXEMPTION VALUE	HX HB	38,892
BASE TAXABLE VALUE		25,014
TOTAL JUST VALUE		156,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961351	MH MOVE-ON	0	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1823/1705	11/02/2012	QC	U	I	11	100
GRANTOR: ANGELES NORMAJEAN C						
GRANTEE: LEE HENRY & JACKELI						
1476/1224	2/05/2007	WD	U	I	07	100
GRANTOR: LEE HENRY NEAL & JACK						
GRANTEE: ANGELES NORMAJEAN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S26 E60 N26$.

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	100	8	12	96.00	SF	10.00	10.00	100	1996	1996	3	20	192	
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1999	1999	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 320

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	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
2	009400	C	RIGHT-OF-WAY	0		OR	0.00	0.00	0.14	AC		1.00	1.00	1.00	100.00	100.00	14							

REVIEW DATE 10/05/2022 BY NWA Total Acres: 1.14 Total Land Value: 85,014 Market: 0 Agricultural: 0 Common: 85,014 PRINTED 07/30/2025 BY SYS