IN OR 770 PG 252
ESMT IN OR 772/1330
R673716 & R673717

LEE GABRIELLE ANNE
86002 WHIPPOORWILL PLACE
YULEE, FL 32097

**2025**

**04-2N-27-0000-0004-0160**

## 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 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 |

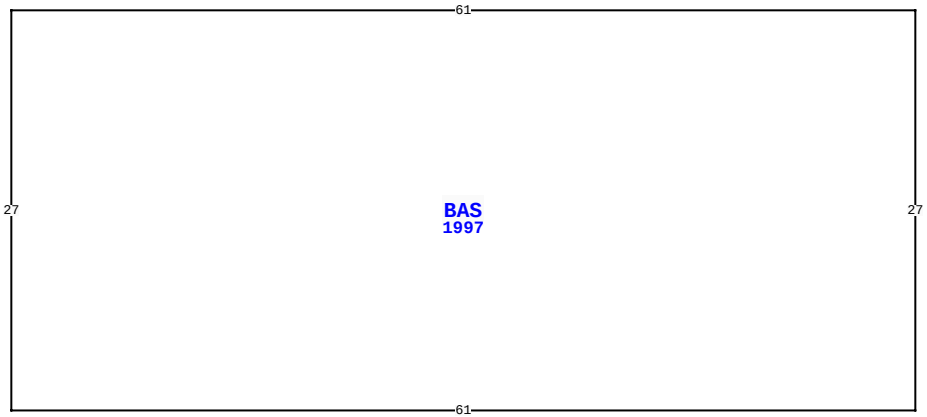
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,647 | 100 | 1997 | 1,647 | 57,426 |
| TOTALS | 1,647 | | | 1,647 | 57,426 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,647 | 117.2000 | 99.62 | 164,074 | 1997 | 1997 | 0 | 0 | 0 | 65.00 | 35.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1647 HX Base Yr




86002 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 | 57,426 |
| TOTAL MARKET OB/XF VALUE | 3,021 |
| TOTAL LAND VALUE - MARKET | 85,500 |
| TOTAL MARKET VALUE | 145,947 |
| SOH/AGL Deduction | 15,114 |
| ASSESSED VALUE | 130,833 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 130,833 |
| TOTAL JUST VALUE | 145,947 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 141,464 |

| 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 |
|---|---|---|---|---|---|---|
| 0770/0252 | 9/04/1996 | WD | Q | V | 01 | 100 |

GRANTOR: LEE GEORGE DANIEL G
GRANTEE: LEE GABRIELLE ANNE

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W61 S27 E61 N27$.

## 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1997 | 1997 | 3 | 79 | 2,765 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 128.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 20 | 256 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,021

| 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 | 0007 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |
| 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 10/05/2022 BY NWA Total Acres: 2.00 Total Land Value: 85,500 Market: 0 Agricultural: 0 Common: 85,500 PRINTED 07/30/2025 BY SYS