L/E OR 1376/1762

LIGHTSEY RICHARD
87122 GANNETT AV
YULEE, FL 32097

2025

39-3N-27-0000-0001-0350

BUILDING CHARACTERISTICS

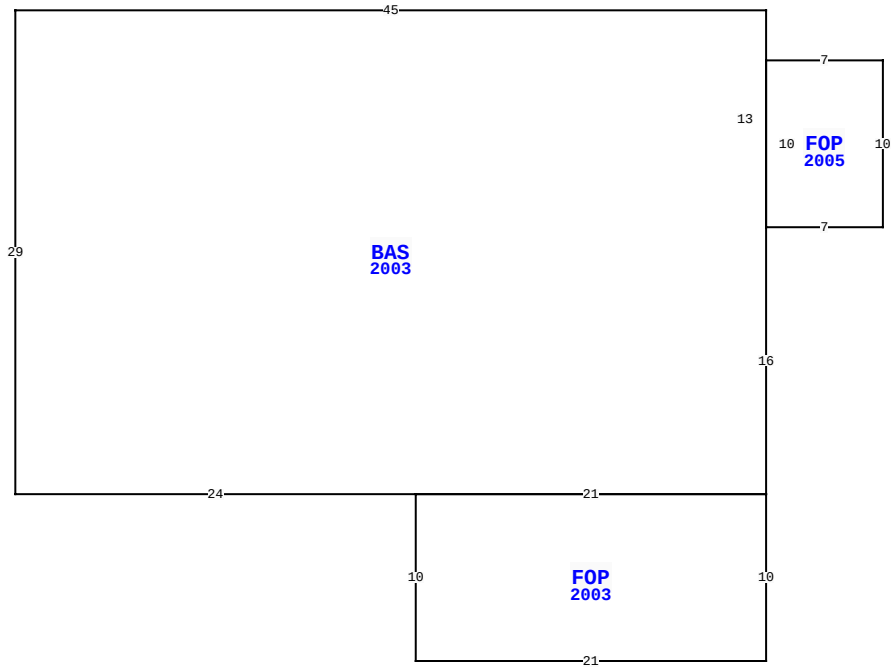
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,305	100	2003	1,305	137,016
FOP	210	30	2003	63	6,615
FOP	70	30	2005	21	2,205
TOTALS	1,585			1,389	145,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,389	117.3120	117.31	162,944	2003	2003	0	0	0	10.50	89.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1305 HX Base Yr 2006



87122 GANNETT AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		145,835
TOTAL MARKET OB/XF VALUE		14,994
TOTAL LAND VALUE - MARKET		76,500
TOTAL MARKET VALUE		237,329
SOH/AGL Deduction		128,820
ASSESSED VALUE		108,509
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,787
TOTAL JUST VALUE		237,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530335	GARAGE	23,832	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1383/1195	1/23/2006	QC	U	I	19	100
GRANTOR: TIMCOR EXCHANGE CORPO						
GRANTEE: LIGHTSEY FRANKLIN D						
1376/1762	12/28/2005	QC	Q	I	01	100
GRANTOR: TIMCOR EXCHANGE CORPO						
GRANTEE: LIGHTSEY RICHARD L/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W45 S29 E24 FOP=[YR=2003] S10 E21 N10 W21$ E21 N16 FOP=[YR=2005] E7 N10 W7 S10$ N13$.

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	0510	GARAGE WD-	0	100	22	25	550.00	SF	35.00	35.00	100	2015	2015	3	75	14,438	
2	0810	CONCRETE A	0	100	9	10	90.00	SF	6.50	6.50	100	2015	2015	3	95	556	

LAND DESCRIPTION

TOTAL OB/XF 14,994

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		OR	0.00	0.00	1.00	AC		1.00	1.00	0.90	85,000.00	76,500.00	76,500							

REVIEW DATE 05/05/2020 BY NWA Total Acres: 1.00 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 07/30/2025 BY SYS