PT OF LOT 27
IN OR 2688/1188
YULEE FARMS SUB 1 PB 2/37

LITTLE SHANNON D
86355 EVERGREEN PLACE
YULEE, FL 32097

2025

42-2N-27-4500-0027-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

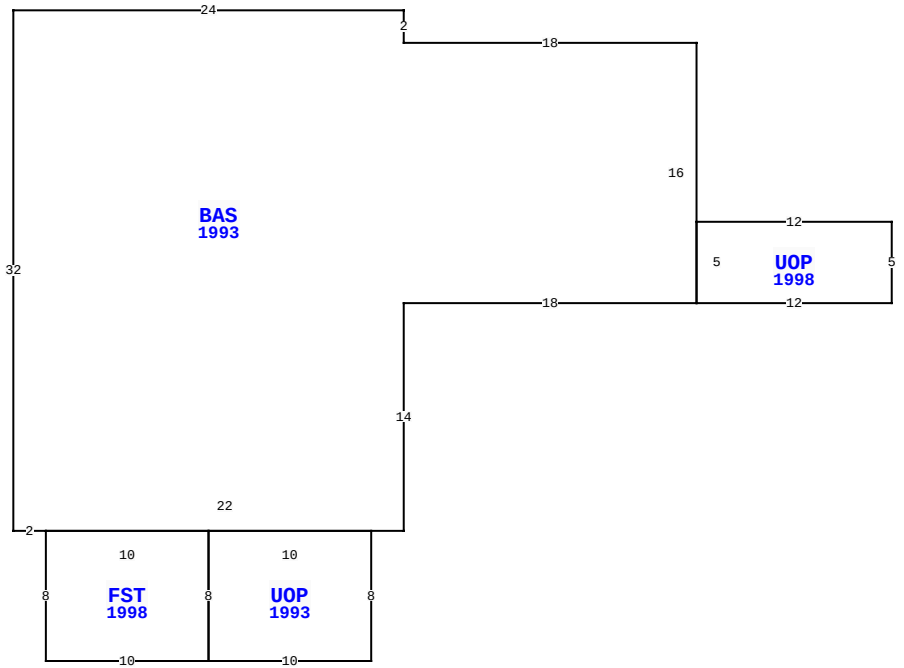
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	90,108
FST	80	55	1998	44	3,755
UOP	80	20	1993	16	1,365
UOP	60	20	1998	12	1,024
TOTALS	1,276			1,128	96,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,128	106.0000	106.00	119,568	1948	1975	0	0	0	19.50	80.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1056 HX Base Yr



85300 AIRPLANE LN, 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	96,252
TOTAL MARKET OB/XF VALUE	4,219
TOTAL LAND VALUE - MARKET	109,650
TOTAL MARKET VALUE	210,121
SOH/AGL Deduction	0
ASSESSED VALUE	210,121
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,121
TOTAL JUST VALUE	210,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804926	CARPORT	4,056	03/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/1188	12/21/2023	QC	U	I	11	100
GRANTOR: BENNETT RAY A						
GRANTEE: LITTLE SHANNON D						
2465/1344	5/17/2021	QC	U	I	11	100
GRANTOR: BENNETT MARY LOU						
GRANTEE: BENNETT RAY A & HAZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 N2 W24 S32 E2 FST=[YR=1998] S8 E10
UOP=[YR=1993] E10 N8 W10 S8$ N8 W10$ E22 N14 E18
UOP=[YR=1998] E12 N5 W12 S5$ N16$.

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	603.00	SF	6.50	6.50	100	1983	1983	3	38	1,489	
2	0510	GARAGE WD-	0	0	20	24	480.00	SF	22.75	22.75	100	1998	1998	3	25	2,730	

LAND DESCRIPTION

TOTAL OB/XF 4,219

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	1.29	AC		1.00	1.00	1.00	85,000.00	85,000.00	109,650							

REVIEW DATE 04/02/2024 BY KWA Total Acres: 1.29 Total Land Value: 109,650 Market: 0 Agricultural: 0 Common: 109,650 PRINTED 07/30/2025 BY SYS