CASE #11-CP-14 OR 1787/763
PARCELS 16-11 & 21-7
1985 HYAT DW/MH

HATTON LYNNWOOD
96117 CONNER LANE
YULEE, FL 32097

2025

50-3N-28-0000-0016-0110

BUILDING CHARACTERISTICS

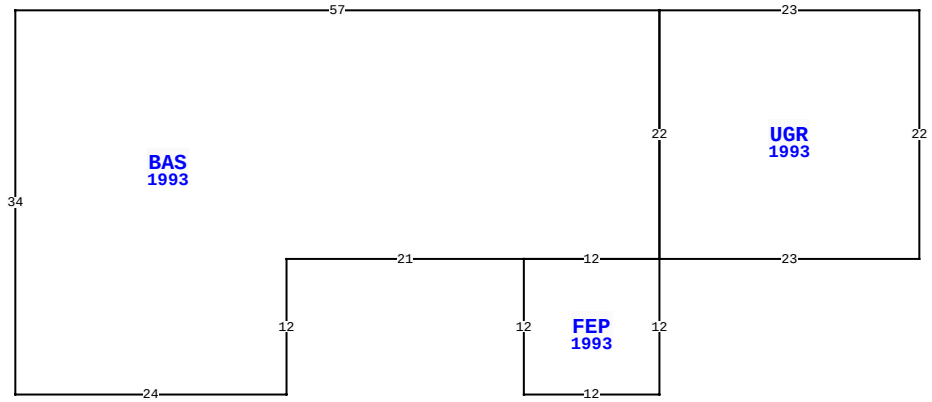
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,542	100	1993	1,542	72,725
FEP	144	80	1993	115	5,424
UGR	506	45	1993	228	10,753
TOTALS	2,192			1,885	88,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,885	107.8000	107.80	203,203	1973	1973	0	0	30	26.25	43.75

1 SINGLE FAM – 100% - 2012 Heated Area: 1542 HX Base Yr 2012



96117 CONNER LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 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		135,533
TOTAL MARKET OB/XF VALUE		4,690
TOTAL LAND VALUE - MARKET		144,500
TOTAL MARKET VALUE		284,723
SOH/AGL Deduction		138,923
ASSESSED VALUE		145,800
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,078
TOTAL JUST VALUE		284,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963124	ADDITION	1,176	07/01/1996
B93-389	XFOB	0	07/01/1993
7172	XFOB	4,700	04/19/1991
7334	MH MOVE-ON	18,900	06/16/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0534/0437	12/31/1987	WD	Q	I		61,500
GRANTOR: WATKINS TERRY & E C						
GRANTEE: HATTON WAYNE & EVA						
0463/0194	8/01/1985	WD	Q	I		61,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W23 BAS=[YR=1993] W57 S34 E24 N12 E21
FEP=[YR=1993] S12 E12 N12 W12 $ E12 N22 $ S22 E23 N22 $.

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	0940	SHEDS/PORT	0	100	15	15	225.00	SF	30.00	30.00	100	1980	1980	3	20	1,350	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
3	0681	POLE SHED	0	100	60	20	1,200.00	SF	7.50	7.50	100	1973	1973	3	20	1,800	

LAND DESCRIPTION

TOTAL OB/XF 4,690

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	0008	RSF-1	0.00	0.00	2.00	AC		1.00	1.00	0.85	85,000.00	72,250.00	144,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 144,500 Market: 0 Agricultural: 0 Common: 144,500 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

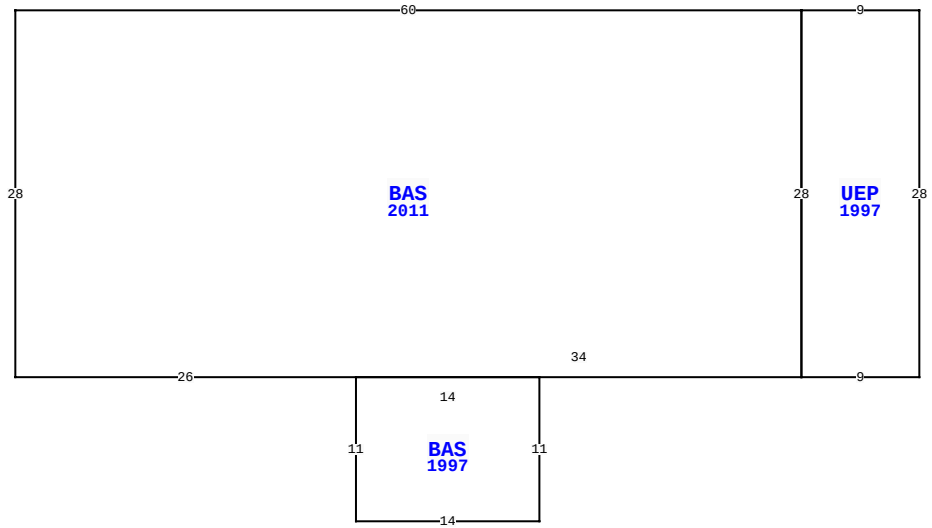
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
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	154	100	1997	154	3,573
BAS	1,680	100	2011	1,680	38,976
UEP	252	70	1997	176	4,083
TOTALS	2,086			2,010	46,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	2,010	116.0000	92.80	186,528	1985	1985	0	0	5	70.00	25.00

3 M/H 93- – 100% - 2012 Heated Area: 1834 HX Base Yr 2012



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0463/0194	8/01/1985	WD	Q	I		61,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1997] W9 BAS=[YR=2011] W60 S28 E26 BAS=[YR=1997] S11 E14 N11 W14$ E34 N28 $ S28 E9 N28$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 144,500 Market: 0 Agricultural: 0 Common: 144,500 PRINTED 07/30/2025 BY SYS