IN OR 2232/1439
R787940 & R787941
ESMT IN OR 525 PG 204

GREEN MERRYLENE/REED PATRICIA M GREEN ET AL
86456 HARRY GREEN RD
YULEE, FL 32097

2025

51-3N-27-0000-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

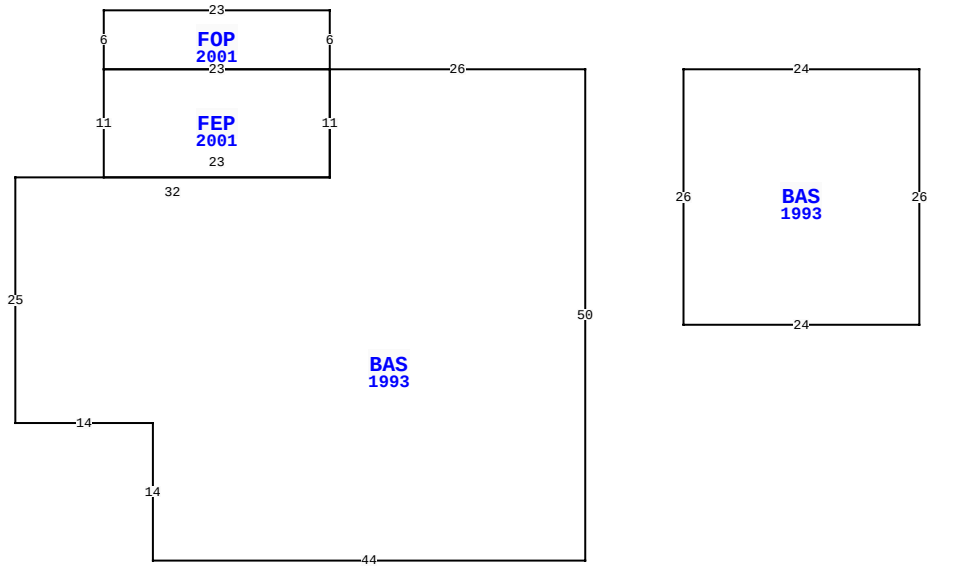
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
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	624	100	1993	624	52,433
BAS	2,352	100	1993	2,352	197,632
FEP	253	80	2001	202	16,973
FOP	138	30	2001	41	3,445
TOTALS	3,367			3,219	270,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,219	113.5464	113.55	365,517	1972	1972	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 0 Heated Area: 2976 HX Base Yr 2005



86456 HARRY GREEN RD, 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		360,134
TOTAL MARKET OB/XF VALUE		25,304
TOTAL LAND VALUE - MARKET		549,780
TOTAL MARKET VALUE		935,218
SOH/AGL Deduction		591,916
ASSESSED VALUE		343,302
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		292,580
TOTAL JUST VALUE		935,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		877,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108092	ADDITION	7,030	03/01/2001
E006549	CHNGE SRVC	250	01/01/2000
5883	SWIM POOL	11,275	07/21/1989
7333	MH MOVE-ON	55,000	06/14/1988
2585	H/AC	1,684	06/01/1988
6887	MH MOVE-ON	20,539	09/03/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2232/1439	10/19/2018	QC	U	I	11	100

GRANTOR: GREEN MERRYLENE

GRANTEE: GREEN MERRYLENE J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FOP=[YR=2001] N6 W23 S6 FEP=[YR=2001] S11 E23 N11 W23 $ E23 $ S11 W32 S25 E14 S14 E44 N50 $ PTR= E10 BAS=[YR=1993] E24 S26 W24 N26 $ W10 $.

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	0351	CARPORT MT	0	100	0	0	936.00	SF	5.90	5.90	100	1974	1974	3	20	1,104	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	5.90	5.90	100	1974	1974	3	20	472	
3	0350	CARPORT WD	0	100	18	20	360.00	SF	8.58	8.58	100	1974	1974	3	20	618	
4	0861	POOL GUNIT	0	100	18	32	576.00	SF	85.00	85.00	100	1989	1989	3	20	9,792	
5	0845	KOOL DECK	0	100	0	0	1,576.00	SF	7.25	7.25	100	1989	1989	3	54.5	6,227	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1972	1972	3	31.2	1,092	
7	1241	WD DECK G	0	100	26	17	442.00	UT	11.50	11.50	100	1980	1980	3	20	1,017	
8	0350	CARPORT WD	0	100	16	12	192.00	SF	13.00	13.00	100	1974	1974	3	20	499	
9	0462	ST/AL FNC	0	100	185	5	925.00	SF	10.00	10.00	100	1989	1989	3	20	1,850	
10	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	1989	1989	3	25	75	

TOTAL OB/XF 22,746

LAND DESCRIPTION

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	16.17	AC		1.00	1.00	0.40	85,000.00	34,000.00	549,780							

REVIEW DATE 06/14/2022 BY NWA Total Acres: 16.17 Total Land Value: 549,780 Market: 0 Agricultural: 0 Common: 549,780 PRINTED 07/30/2025 BY SYS

IN OR 2232/1439
R787940 & R787941
ESMT IN OR 525 PG 204

GREEN MERRYLENE/REED PATRICIA M GREEN ET AL
86456 HARRY GREEN RD
YULEE, FL 32097

2025

51-3N-27-0000-0068-0000

NASSAU COUNTY PROPERTY

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	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

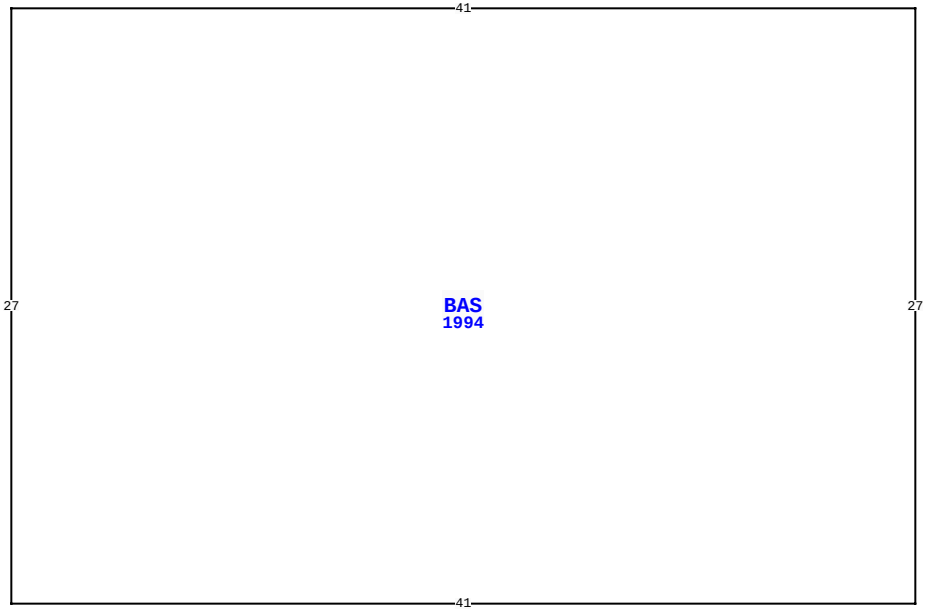
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,107	100	1994	1,107	31,138
TOTALS	1,107			1,107	31,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,107	117.2000	93.76	103,792	1988	1988	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1107 HX Base Yr 2005



86456 HARRY GREEN RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		360,134
TOTAL MARKET OB/XF VALUE		25,304
TOTAL LAND VALUE - MARKET		549,780
TOTAL MARKET VALUE		935,218
SOH/AGL Deduction		591,916
ASSESSED VALUE		343,302
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		292,580
TOTAL JUST VALUE		935,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		877,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2232/1439	10/19/2018	QC	U	I	11	100

GRANTOR: GREEN MERRYLENE
GRANTEE: GREEN MERRYLENE J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W41 S27 E41 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
11	0351	CARPORT MT	0	100	23	28	644.00	SF	10.00	10.00	100	2001	2001	3	20	1,288	
12	1242	WD DECK A	0	100	5	7	35.00	SF	10.00	10.00	100	1998	1998	3	20	70	
13	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	1998	1998	3	20	720	
14	1242	WD DECK A	0	100	12	20	240.00	SF	10.00	10.00	100	1998	1998	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 2,558

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

REVIEW DATE 06/14/2022 BY NWA Total Acres: 16.17 Total Land Value: 549,780 Market: 0 Agricultural: 0 Common: 549,780 PRINTED 07/30/2025 BY SYS

IN OR 2232/1439
R787940 & R787941
ESMT IN OR 525 PG 204

GREEN MERRYLENE/REED PATRICIA M GREEN ET AL
86456 HARRY GREEN RD
YULEE, FL 32097

2025

51-3N-27-0000-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

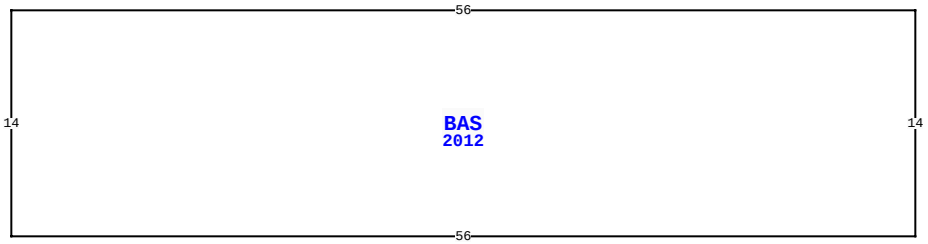
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	784	100	2012	784	13,592
TOTALS	784			784	13,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	72.2400	57.79	45,307	1983	1983	0	0	0	70.00	30.00

3 M/H 93- – 100% - 0 Heated Area: 784 HX Base Yr 2005



86456 HARRY GREEN RD, 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		360,134
TOTAL MARKET OB/XF VALUE		25,304
TOTAL LAND VALUE - MARKET		549,780
TOTAL MARKET VALUE		935,218
SOH/AGL Deduction		591,916
ASSESSED VALUE		343,302
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		292,580
TOTAL JUST VALUE		935,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		877,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2232/1439	10/19/2018	QC	U	I	11	100

GRANTOR: GREEN MERRYLENE

GRANTEE: GREEN MERRYLENE J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W56 S14 E56 N14$.

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 06/14/2022 BY NWA Total Acres: 16.17 Total Land Value: 549,780 Market: 0 Agricultural: 0 Common: 549,780 PRINTED 07/30/2025 BY SYS

IN OR 2232/1439
R787940 & R787941
ESMT IN OR 525 PG 204

GREEN MERRYLENE/REED PATRICIA M GREEN ET AL
86456 HARRY GREEN RD
YULEE, FL 32097

2025

51-3N-27-0000-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

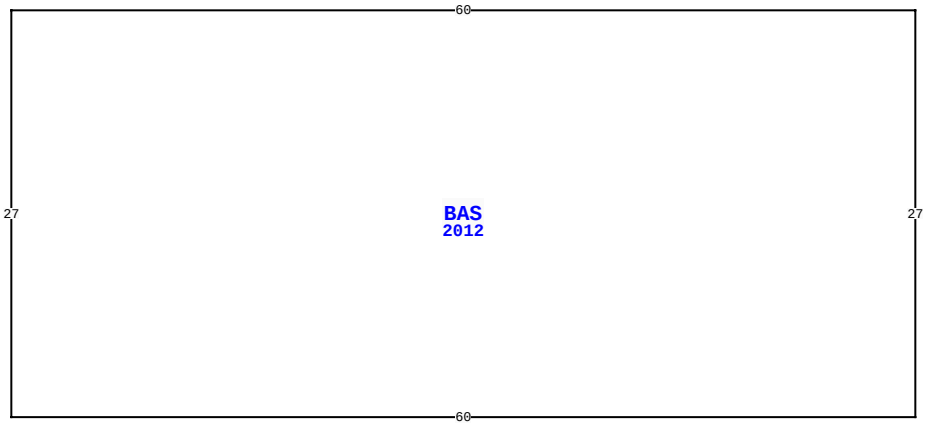
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	1,620	100	2012	1,620	28,902
TOTALS	1,620			1,620	28,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,620	74.3400	59.47	96,341	1985	1985	0	0	0	70.00	30.00

4 M/H 93- – 100% - 0 Heated Area: 1620 HX Base Yr 2005



86456 HARRY GREEN RD, 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:	
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TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		292,580
TOTAL JUST VALUE		935,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		877,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2232/1439	10/19/2018	QC	U	I	11	100

GRANTOR: GREEN MERRYLENE

GRANTEE: GREEN MERRYLENE J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W60 S27 E60 N27$.

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 06/14/2022 BY NWA Total Acres: 16.17 Total Land Value: 549,780 Market: 0 Agricultural: 0 Common: 549,780 PRINTED 07/30/2025 BY SYS

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R787940 & R787941
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GREEN MERRYLENE/REED PATRICIA M GREEN ET AL
86456 HARRY GREEN RD
YULEE, FL 32097

2025

51-3N-27-0000-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

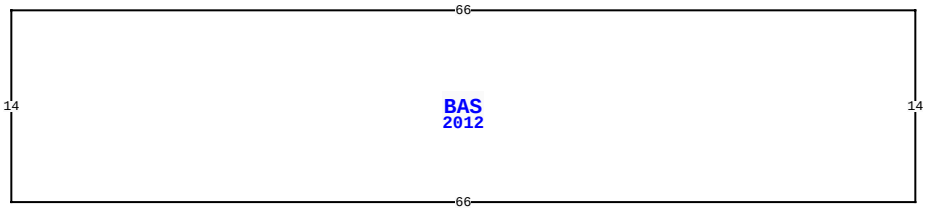
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2012	924	16,019
TOTALS	924			924	16,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	72.2400	57.79	53,398	1983	1983	0	0	0	70.00	30.00

5 M/H 93- – 100% - 0 Heated Area: 924 HX Base Yr 2005



86456 HARRY GREEN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		877,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2232/1439	10/19/2018	QC	U	I	11	100

GRANTOR: GREEN MERRYLENE

GRANTEE: GREEN MERRYLENE J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W66 S14 E66 N14$.

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 06/14/2022 BY NWA Total Acres: 16.17 Total Land Value: 549,780 Market: 0 Agricultural: 0 Common: 549,780 PRINTED 07/30/2025 BY SYS