LOT 2
LEE PLANTATION PB 5/354

MALARKEY EARLEEN L/E/
86061 LEE PLANTATION DRIVE
YULEE, FL 32097

2025

51-3N-27-123L-0002-0000

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 90
Interior Floo	08	SHT VINYL 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
Quality	03	Quality Level 03

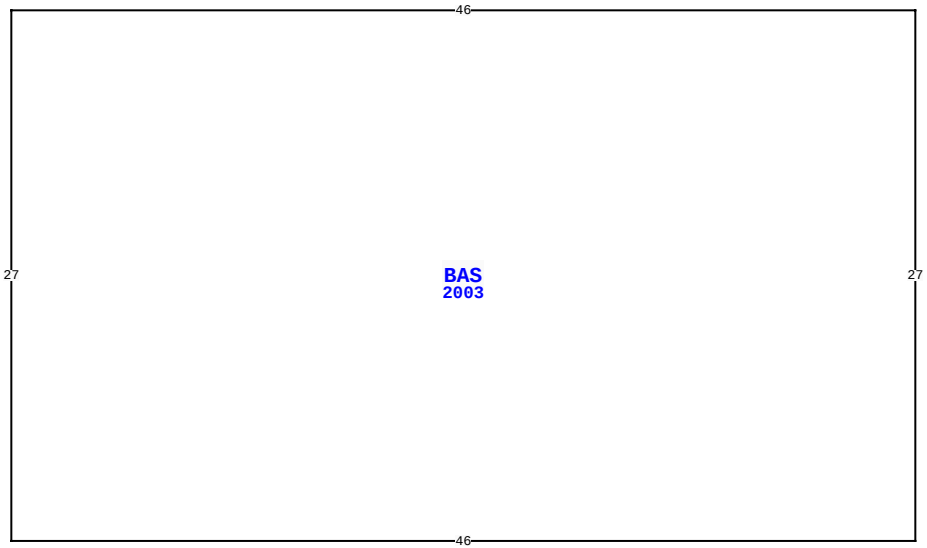
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	2003	1,242	62,075
TOTALS	1,242			1,242	62,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,242	117.6000	99.96	124,150	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2005 Heated Area: 1242 HX Base Yr 2005



86061 LEE PLANTATION DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		62,075
TOTAL MARKET OB/XF VALUE		2,354
TOTAL LAND VALUE - MARKET		111,350
TOTAL MARKET VALUE		175,779
SOH/AGL Deduction		107,582
ASSESSED VALUE		68,197
TOTAL EXEMPTION VALUE	HX HB	43,197
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		175,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
H034126	MH MOVE-ON	0	07/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2765/1318	2/04/2025	QC	U	I	11	100
GRANTOR: MALARKEY EARLEEN M						
GRANTEE: MOORE MARY						
2382/1569	8/01/2020	QC	U	I	11	100
GRANTOR: MALARKEY ROBERT L & E						
GRANTEE: MOORE MARY & DEBORA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W46 S27 E46 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	0810	CONCRETE A	0	100	3	12	36.00	SF	6.50	6.50	100	1992	1992	3	62	145	
2	0350	CARPORT WD	0	100	12	24	288.00	SF	13.00	13.00	100	1993	1993	3	20	749	
3	0810	CONCRETE A	0	100	0	0	274.00	SF	6.50	6.50	100	2003	2003	3	82	1,460	

LAND DESCRIPTION

TOTAL OB/XF 2,354

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	1.31	AC		1.00	1.00	1.00	85,000.00	85,000.00	111,350							

REVIEW DATE 08/30/2022 BY NWA Total Acres: 1.31 Total Land Value: 111,350 Market: 0 Agricultural: 0 Common: 111,350 PRINTED 07/30/2025 BY SYS