LOT 2
IN OR 703 PG 1945
R816016 & R816017 & R816018

WILLIAMSON MARY J
86126 HARRY GREEN ROAD
YULEE, FL 32097

2025

52-3N-27-4890-0002-0000

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 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

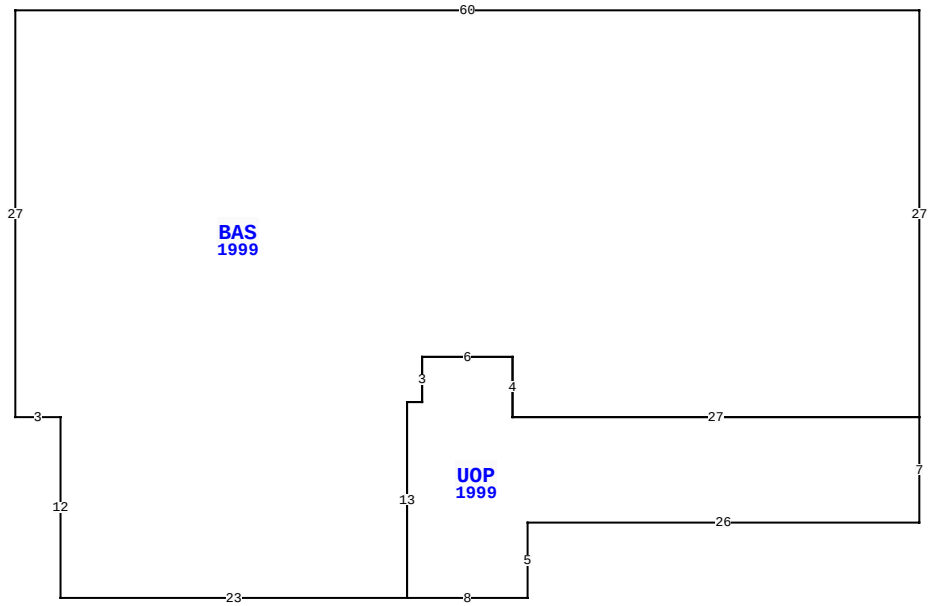
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,871	100	1999	1,871	74,810
UOP	303	25	1999	76	3,039
TOTALS	2,174			1,947	77,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,947	117.6000	99.96	194,622	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 1996 Heated Area: 1871 HX Base Yr 1996



86126 HARRY GREEN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		77,849
TOTAL MARKET OB/XF VALUE		5,500
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		143,349
SOH/AGL Deduction		67,905
ASSESSED VALUE		75,444
TOTAL EXEMPTION VALUE	HX HB DX	55,444
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		143,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982132	MH MOVE-ON	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0703/1945	5/06/1994	QC	U	I	10	100
GRANTOR: LEPIERRE TINA ETAL						
GRANTEE: WILLIAMSON MARY J						
0575/0537	7/27/1989	WD	Q	I	01	100
GRANTOR: LEPIERRE & HOLMES						
GRANTEE: WILLIAMSON MARY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S27 E3 S12 E23 UOP=[YR=1999] E8 N5 E26 N7 W27 N4 W6 S3 W1 S13$ N13 E1 N3 E6 S4 E27 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	1242	WD DECK A	0	100	0	0	594.00	SF	10.00	10.00	100	1997	1997	3	20	1,188	
2	0850	PEBBLE WLK	0	100	160	4	640.00	SF	3.15	3.15	100	1999	1999	3	75	1,512	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 5,500

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		RM	100.00	191.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/24/2022 BY NWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS