LOT 4
IN OR 2770/549
W H FLOOD SURVEY UNR

AIKEN & ASSOCIATES LLC
PO BOX 49
ALFRED, ME 04002

2025

52-3N-27-4890-0004-0000

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 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 70
Interior Floo	02	MIN PLYWD 30
Air Condition	01	NONE 100
Heating Type	01	NONE 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	01	Quality Level 01

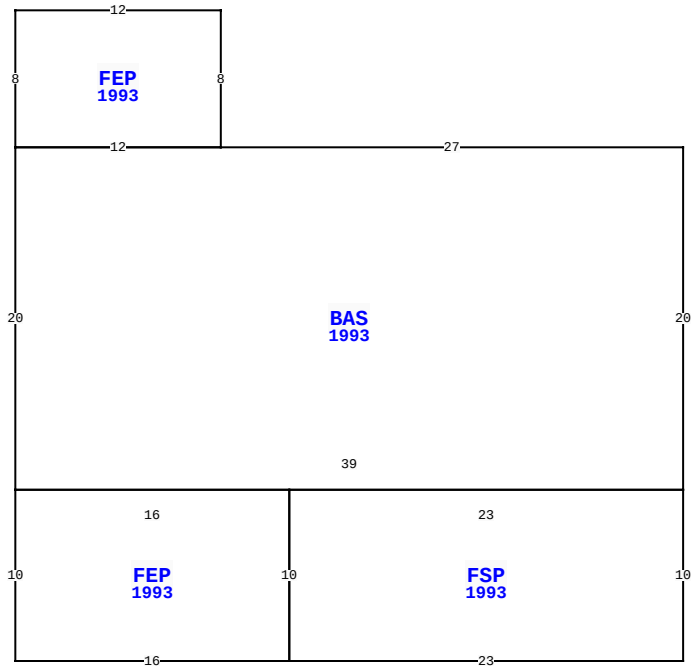
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	1993	780	19,254
FEP	96	80	1993	77	1,901
FEP	160	80	1993	128	3,160
FSP	230	40	1993	92	2,271
TOTALS	1,266			1,077	26,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,077	85.8600	85.86	92,471	1968	1968	0	0	50	21.25	28.75

1 SINGLE FAM – 0% - 0 Heated Area: 780 HX Base Yr



86160 HARRY GREEN RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	26,585
TOTAL MARKET OB/XF VALUE	5,824
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	92,409
SOH/AGL Deduction	0
ASSESSED VALUE	92,409
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,409
TOTAL JUST VALUE	92,409
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004059	ADD BATH TO EXIST	4,200	04/16/2025
4933	XFOB	2,550	05/31/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2770/549	2/21/2025	WD	Q	I	01	105,000
GRANTOR: PALMER MARLENA & FRAN						
GRANTEE: AIKEN & ASSOCIATES						
2762/233	1/03/2025	WD	Q	I	05	160,000
GRANTOR: CREWS ROGER						
GRANTEE: PALMER MARLENA & FR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 FEP=[YR=1993] N8 W12 S8 E12 $ W12 S20 FEP=[YR=1993] S10 E16 FSP=[YR=1993] E23 N10 W23 S10 $ N10 W16 $ E39 N20 $.

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	0510	GARAGE WD-	0	0	26	32	832.00	SF	35.00	35.00	100	1980	1980	3	20	5,824	

LAND DESCRIPTION

TOTAL OB/XF 5,824

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	0006	RM	100.00	189.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/28/2025 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS