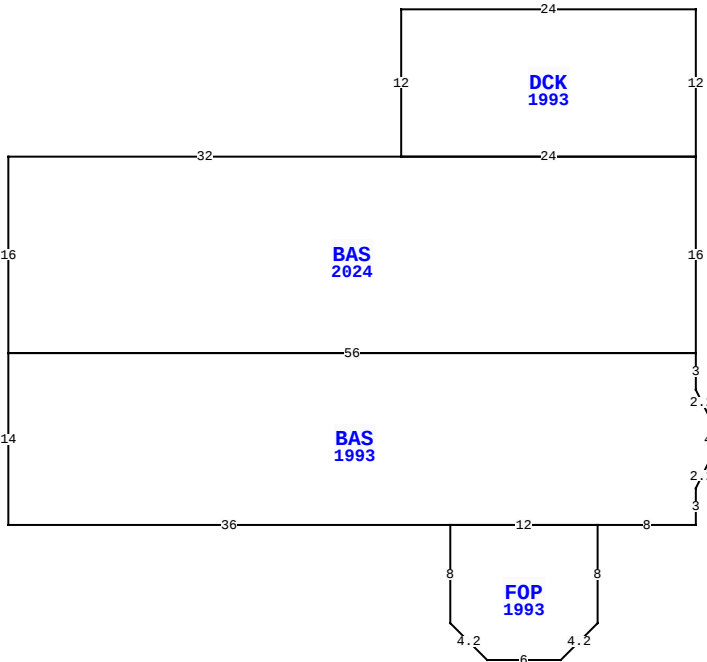


BELL TIMOTHY JARROD/BELL GEORGE & SUSAN
86256 HARRY GREEN RD
YULEE, FL 32097

52-3N-27-4890-0009-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	30	VINYL 100				0110	01	1,752	102.0000	75.48	132,241	1983	1983	0	0	0	17.50	82.50	VALUATION BY																
Roof Structure	03	GABLE/HIP 100				1 MH/SFR - 100% - 2022										Heated Area: 1686				HX Base Yr 2022				STANDARD											
Roof Cover	12	MODULAR MT 100																		BUILDING MARKET VALUE								109,099							
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE								4,672							
Interior Floor	13	LVT/LAMNT 50																		TOTAL LAND VALUE - MARKET								60,000							
Interior Floor	14	CARPET 50																		TOTAL MARKET VALUE								173,771							
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction								34,941							
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE								138,830							
Bedrooms		3 100																		TOTAL EXEMPTION VALUE								HX HB		50,722					
Bathrooms		1 100																		BASE TAXABLE VALUE								88,108							
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE								173,771							
Stories	1.	1. 100																		NCON VALUE								0							
Units		1 100				INCOME VALUE																													
Occupancy	00	NONE 100				PREVIOUS YEAR MKT VALUE								158,599																					
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	790	100	1993	790	49,194																														
BAS	896	100	2024	896	55,795																														
DCK	288	10	1993	29	1,806																														
FOP	123	30	1993	37	2,304																														
TOTALS		2,097			1,752	109,099	86256 HARRY GREEN RD, YULEE										BLD DATE		LGL DATE		05/07/2025		MLU												
EXTRA FEATURES		86256 HARRY GREEN RD, YULEE																	XF DATE		LAND DATE		AG DATE												
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																			
1	0810	CONCRETE A	0 100	20	2	40.00	SF	6.50	6.50	100	1986	1986	3	47	122																				
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310																				
3	0510	GARAGE WD-	0 100	16	20	320.00	SF	35.00	35.00	100	1995	1995	3	20	2,240																				
LAND DESCRIPTION																	TOTAL OB/XF 4,672																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	184.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000																		
REVIEW DATE 06/16/2020 BY NWKW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS																																			