LOT 15
IN OR 2669/827
W H FLOOD SURVEY UNR

BUTLER BETTY
86236 HARRY GREEN RD
YULEE, FL 32097

2025

52-3N-27-4890-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

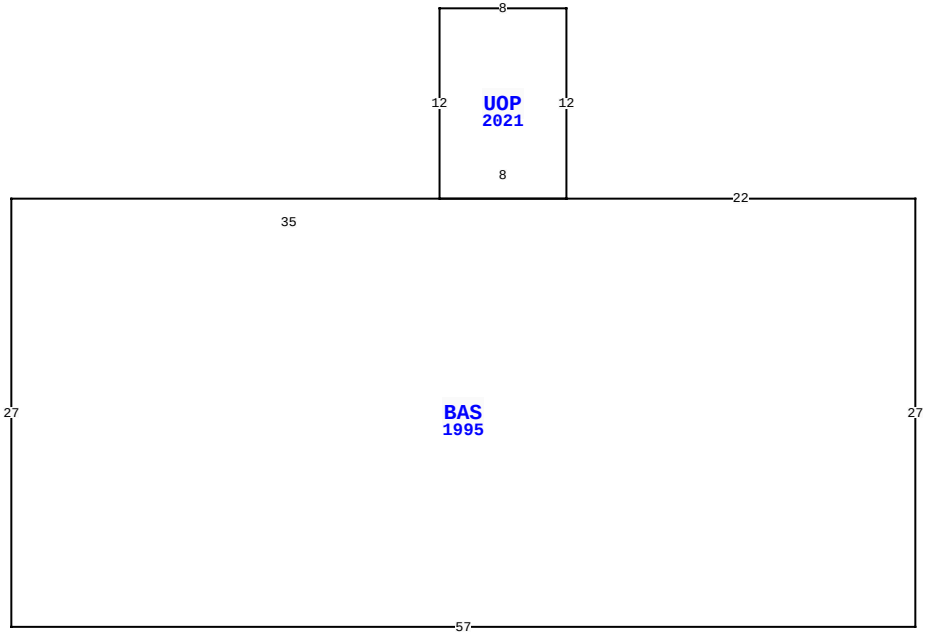
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	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	1,539	100	1995	1,539	42,550
UOP	96	25	2021	24	664
TOTALS	1,635			1,563	43,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,563	115.2000	92.16	144,046	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1539 HX Base Yr



86366 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	43,214
TOTAL MARKET OB/XF VALUE	4,066
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	107,280
SOH/AGL Deduction	6,048
ASSESSED VALUE	101,232
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,232
TOTAL JUST VALUE	107,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,029

R622312 & R622313

1985 MERI

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2669/827	9/26/2023	WD	U	I	11	100
GRANTOR: SHARPE FRANCES J L/E						
GRANTEE: BUTLER BETTY						
1959/1200	1/22/2015	WD	U	I	11	100
GRANTOR: SHARPE JOE M & FRANCE						
GRANTEE: BUTLER TIMOTHY & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W22 UOP=[YR=2021] N12 W8 S12 E8$ W35 S27 E57 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	0681	POLE SHED	0	0	20	36	720.00	SF	11.25	11.25	100	1999	1999	3	26	2,106	

LAND DESCRIPTION

TOTAL OB/XF 4,066

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		RM	100.00	178.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/15/2024 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS