LOT 16
IN OR 1027/1319 &
CASE #07-DR-787 OR 1567/1655

SIMPKINS ANDREA RENEE
86390 HARRY GREEN RD
YULEE, FL 32097

2025

52-3N-27-4890-0016-0000

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 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	04	Quality Level 04

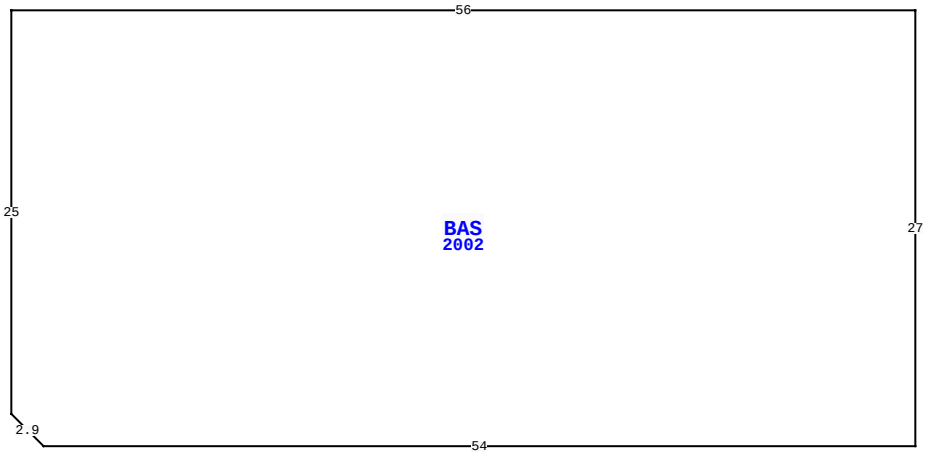
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,510	100	2002	1,510	72,805
TOTALS	1,510			1,510	72,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,510	128.9200	109.58	165,466	2000	2000	0	0	0	56.00	44.00

3 M/H 94+ – 100% - 2003 Heated Area: 1510 HX Base Yr 2003



86390 HARRY GREEN RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		72,805
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		135,710
SOH/AGL Deduction		77,591
ASSESSED VALUE		58,119
TOTAL EXEMPTION VALUE	HX HB	33,119
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		135,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,101

2000 DW/MH LEXI _ VIN: 2T630374M(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M020680	H/AC	0	01/01/2002
B029199	FOUNDATION	2,000	01/01/2002
MH023744	MH MOVE-ON	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1027/1319	12/28/2001	WD	U	I	11	21,000
GRANTOR: TRUMAN LAURINDA JEAN						
GRANTEE: SIMPKINS SCOTT D &						
1027/1314	12/28/2001	WD	U	I	07	100
GRANTOR: LIGHTSEY MARY E						
GRANTEE: TRUMAN LAURINDA JEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W56 S25 R2 D2 E54 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	178.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/16/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS