LOT 17 R498163
IN OR 1532/1765
ESMT OR 1035/1362

LIGHTSEY MICHAEL/TRUMAN LAURINDA & JAMES
86402 HARRY GREEN ROAD
YULEE, FL 32097

2025

52-3N-27-4890-0017-0000

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 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 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	03	Quality Level 03

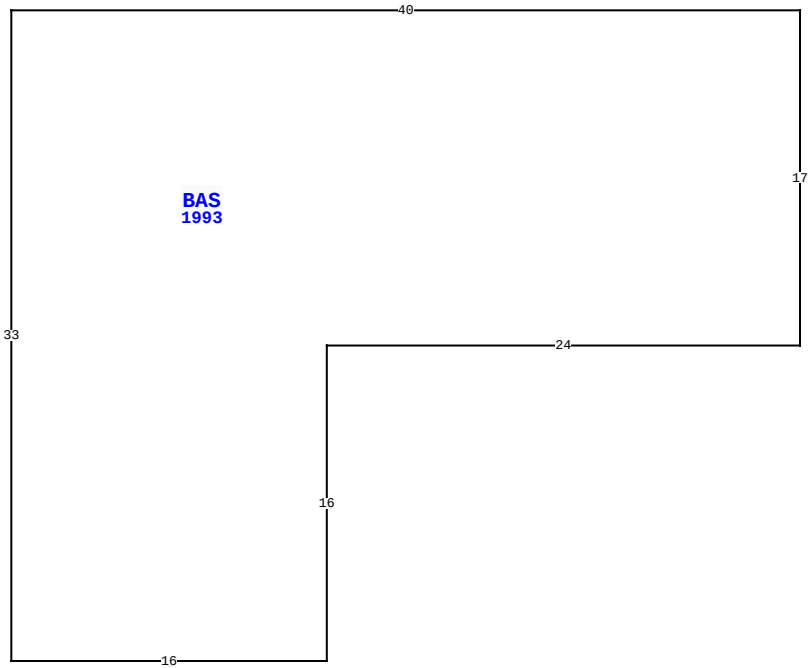
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	1993	936	82,225
TOTALS	936			936	82,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	936	105.8400	105.84	99,066	1970	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2021 Heated Area: 936 HX Base Yr 2021



86402 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		95,966
TOTAL MARKET OB/XF VALUE		234
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		156,200
SOH/AGL Deduction		48,557
ASSESSED VALUE		107,643
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,921
TOTAL JUST VALUE		156,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7763	CHNGE SRVC	675	10/21/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2410/1403	11/20/2020	QC	U	I	11	100
GRANTOR: LIGHTSEY MICHAEL						
GRANTEE: LIGHTSEY MICHAEL ET						
1532/1765	10/29/2007	QC	Q	I	01	100
GRANTOR: LIGHTSEY MICHAEL LEWI						
GRANTEE: LIGHTSEY MICHAEL ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S33 E16 N16 E24 N17$.

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	0810	CONCRETE A	0	100	12	10	120.00	SF	6.50	6.50	100	1980	1980	3	30	234	

LAND DESCRIPTION

TOTAL OB/XF 234

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	106.00	178.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/22/2024 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS

LOT 17 R498163
IN OR 1532/1765
ESMT OR 1035/1362

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2025

52-3N-27-4890-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

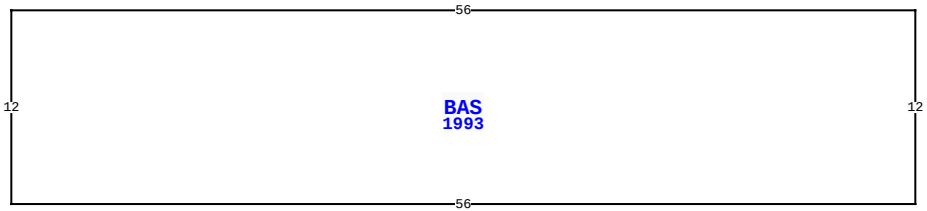
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	672	100	1993	672	13,741
TOTALS	672			672	13,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	85.2000	68.16	45,804	1970	1970	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2021 Heated Area: 672 HX Base Yr 2021



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GRANTEE: LIGHTSEY MICHAEL ET						
1532/1765	10/29/2007	QC	Q	I	01	100
GRANTOR: LIGHTSEY MICHAEL LEWI						
GRANTEE: LIGHTSEY MICHAEL ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 N12 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/22/2024 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS