N 1/2 OF LOT 24
R672906 & R672907 & R672908
IN OR 457 PG 738

THORNTON BENJAMIN B & LINDA
86149 HARRY GREEN RD
YULEE, FL 32097

2025

52-3N-27-4890-0024-0010

NASSAU COUNTY PROPERTY

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 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

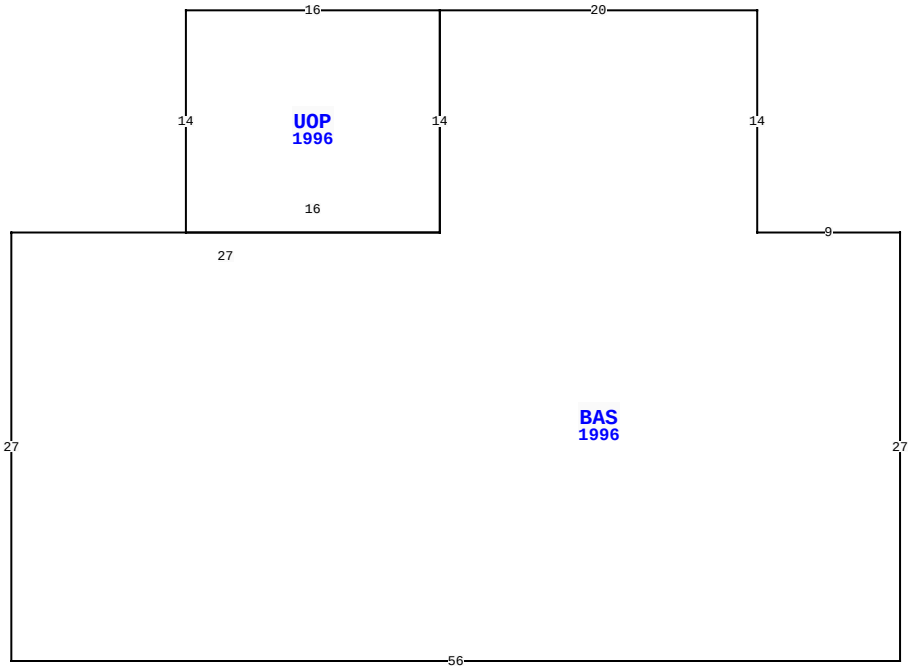
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	1996	1,792	90,642
UOP	224	25	1996	56	2,833
TOTALS	2,016			1,848	93,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,848	129.3600	109.96	203,206	1996	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 0 Heated Area: 1792 HX Base Yr



86149 HARRY GREEN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		93,475
TOTAL MARKET OB/XF VALUE		3,343
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		156,818
SOH/AGL Deduction		86,992
ASSESSED VALUE		69,826
TOTAL EXEMPTION VALUE	HX HB	44,826
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		156,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,850

R672906 R672907 & R672908

1997 TW/MH _ FLEETWOOD __ R672906 & R672907 & R672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961979	MH MOVE-ON	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0457/0738	6/01/1985	WD	U	I		13,000
GRANTOR:						
GRANTEE:						
0323/0415	10/01/1980	WD	Q	V		7,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W20 UOP=[YR=1996] W16 S14 E16 N14$ S14 W27 S27 E56 N27 W9 N14$.

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	1996	1996	3	77	2,695	
2	0351	CARPORT MT	0	100	18	18	324.00	SF	10.00	10.00	100	1999	1999	3	20	648	

LAND DESCRIPTION

TOTAL OB/XF 3,343

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	145.00	173.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/24/2022 BY NWA Total Acres: 0.56 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS