S 1/2 OF LOT 24
IN OR 949/1922
W H FLOOD SURVEY UNR

SPIVEY CARLIE W & VIRGINIA W
86107 HARRY GREEN ROAD
YULEE, FL 32097

2025

52-3N-27-4890-0024-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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

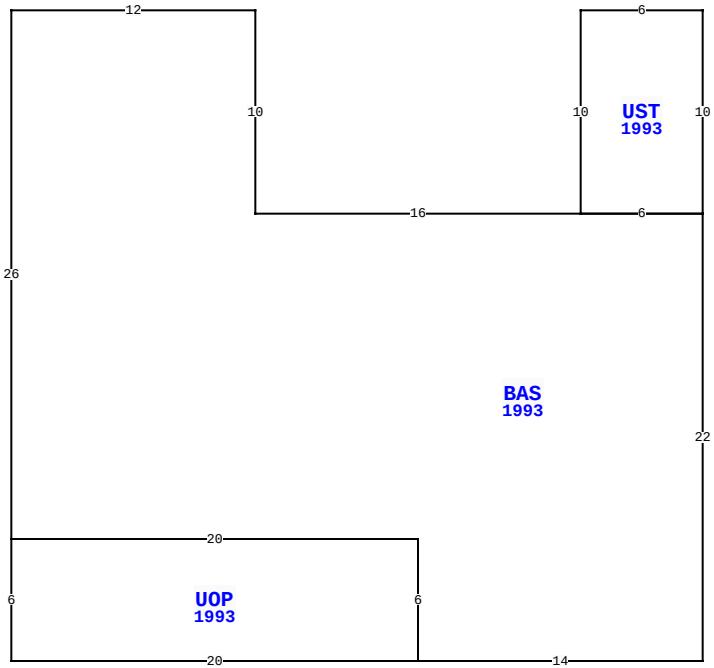
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	748	100	1993	748	49,796
UOP	120	20	1993	24	1,598
UST	60	45	1993	27	1,797
TOTALS	928			799	53,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	799	97.9000	97.90	78,222	1964	1975	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 2001 Heated Area: 748 HX Base Yr 2001



86107 HARRY GREEN RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		53,191
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		113,191
SOH/AGL Deduction		73,373
ASSESSED VALUE		39,818
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,818
TOTAL JUST VALUE		113,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007576	CHNGE SRVC	0	12/01/2000
3277	REPAIR/RRF	1,400	04/02/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0949/1922	9/19/2000	WD	Q	I		45,000
GRANTOR: FRIEDLEY FREDERICK W						
GRANTEE: SPIVEY CARLIE W & V						
0581/0757	10/12/1989	WD	Q	I		30,000
GRANTOR: AUTORE BURL & SANDRA						
GRANTEE: FRIEDLEY FREDERICK						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W6 S10 BAS=[YR=1993] W16 N10 W12 S26
UOP=[YR=1993] S6 E20 N6 W20$ E20 S6 E14 N22 W6$ E6 N10$.

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
1	000100	C	RES	100		RM	145.00	160.00	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: 0.50 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS