



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	984	100	1993	984	7,493
FGR	600	55	1993	330	2,513
FOP	72	30	1993	22	168
FSP	260	40	1993	104	792
FUS	864	100	1993	864	6,579
TOTALS	2,780			2,304	17,545

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
3	0940	SHEDS/PORT	0	0	30	14	420.00	SF	30.00	30.00	
4	0680	POLE SHED	0	0	24	16	384.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0		OR	0.00	0.00	1.93	AC	
2	009630	C	SWAMP	0		OR	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	% COND
0100	01	2,304	72.5200	76.15	175,450	1982	1982	0	0	10	18.00
1 SINGLE FAM 0% - 0											
Heated Area: 1848 HX Base Yr											
86122 WHIPPOORWILL PL, YULEE											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		17,545	
TOTAL MARKET OB/XF VALUE		3,288	
TOTAL LAND VALUE - MARKET		174,200	
TOTAL MARKET VALUE		195,033	
SOH/AGL Deduction		0	
ASSESSED VALUE		195,033	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		195,033	
TOTAL JUST VALUE		195,033	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		396,191	

MISC WD STRG = NV : KW 2/2025			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
961518	MH MOVE-ON	0	10/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2425/0001	1/11/2021	FJ U	I	I	11	0	
GRANTOR: LEE GEORGE DANIEL GRO							
GRANTEE: GREEN GAIL ANNE							
2424/1979	1/06/2021	FJ U	I	I	11	0	
GRANTOR: LEE GEORGE DANIEL GRO							
GRANTEE: GREEN GAIL ANNE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=-24,0] N2 W18 W14 S2 S31 E20 N6 E12 N25 \$											
FUS=[YR=1993;ORIG=-110,0] E32 S27 W32 N27 \$											
FGR=[YR=1993;ORIG=0,0] W24 S25 E24 N25 \$											
FSP=[YR=1993;ORIG=-42,-2] N10 W24 S12 E10 N2 E14 \$											
FOP=[YR=1993;ORIG=-36,31] E12 N6 W12 S6 \$											