IN OR 1993/1189
1998 COUG DW/MH

VEREEN MARIJANE
98137 LITTLE PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

2026

51-3N-27-0000-0001-0280

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
Quality	03	Quality Level 03

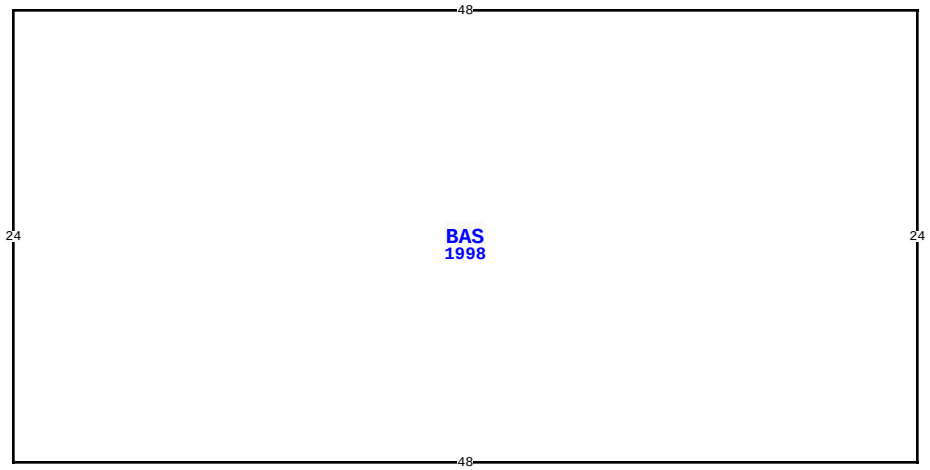
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1998	1,152	61,511
TOTALS	1,152			1,152	61,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	123.6000	111.24	128,148	1998	2003	0	0	0	52.00	48.00

1 M/H 94+ 0% - 0 Heated Area: 1152 HX Base Yr



86040 LEE PLANTATION DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 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	61,511
TOTAL MARKET OB/XF VALUE	1,044
TOTAL LAND VALUE - MARKET	135,900
TOTAL MARKET VALUE	198,455
SOH/AGL Deduction	68,147
ASSESSED VALUE	130,308
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,308
TOTAL JUST VALUE	198,455
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1993/1189	7/16/2015	CT	U	I	18	28,700
GRANTOR: CLERK OF COURTS						
GRANTEE: VEREEN MARIJANE						
1261/0344	9/22/2004	WD	U	I	07	100
GRANTOR: LEE FERRELL E & MARY						
GRANTEE: WILLIAMSON EARL H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 S24 E48 N24$.

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	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	1993	1993	3	20	320	
2	1242	WD DECK A	0	0	10	5	50.00	SF	10.00	10.00	100	1993	1993	3	20	100	
3	0350	CARPORT WD	0	0	20	12	240.00	SF	13.00	13.00	100	1985	1985	3	20	624	

LAND DESCRIPTION

TOTAL OB/XF 1,044

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	0		OR	0.00	0.00	1.51	AC		1.00	1.00	1.00	90,000.00	90,000.00	135,900							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.51 Total Land Value: 135,900 Market: 0 Agricultural: 0 Common: 135,900 PRINTED 07/09/2026 BY SYS