TRACT 5
IN OR 663 PG 239

WILLIS ROBERT & SHERRY ANN
86150 JENNY LANE
YULEE, FL 32097

2026

52-3N-27-0000-0002-0180

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 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

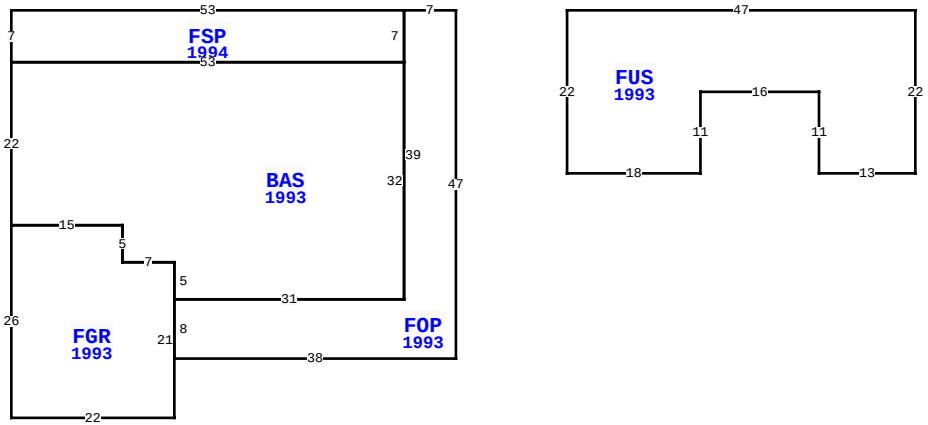
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100	1993	1,511	166,897
FGR	537	55	1993	295	32,584
FOP	577	30	1993	173	19,109
FSP	371	40	1994	148	16,347
FUS	858	100	1993	858	94,770
TOTALS	3,854			2,985	329,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,985	93.7650	130.33	389,035	1993	1993	0	0	0	15.25	84.75

1 SNGL FAM 100% - 0 Heated Area: 2369 HX Base Yr



86150 JENNY LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		336,496
TOTAL MARKET OB/XF VALUE		2,788
TOTAL LAND VALUE - MARKET		93,750
TOTAL MARKET VALUE		433,034
SOH/AGL Deduction		217,936
ASSESSED VALUE		215,098
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		163,687
TOTAL JUST VALUE		433,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7404	NEW CONSTR	76,657	07/19/1991
8062	MH MOVE-ON	6,700	02/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0663/0239	7/14/1992	WD	U	I	10	36,000
GRANTOR: LIGHT BILLIE W						
GRANTEE: WILLIS ROBT & SHERR						
0549/0424	8/03/1988	AA	U	V		36,000
GRANTOR: LIGHT BILLIE W						
GRANTEE: WILLIS ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W7 FSP=[YR=1994] W53 S7 BAS=[YR=1993] S22 FGR=[YR=1993] S26 E22 N21 W7 N5 W15 $ E15 S5 E7 S5 E31 N32 W53 $ E53 N7$ S39 W31 S8 E38 N47$ PTR= E15 FUS=[YR=1993] E47 S22 W13 N11 W16 S11 W18 N22 $ W15 $.

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	1993	1993	3	70	2,450	
3	0681	POLE SHED	0	100	10	9	90.00	SF	15.00	15.00	100	1999	1999	3	25	338	

LAND DESCRIPTION

TOTAL OB/XF 2,788

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	000131	C	RES CREEK	100		OR	75.00	589.00	75.00	FF		1.00	1.00	1.00	1,250.00	1,250.00	93,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 93,750 Market: 0 Agricultural: 0 Common: 93,750 PRINTED 07/09/2026 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

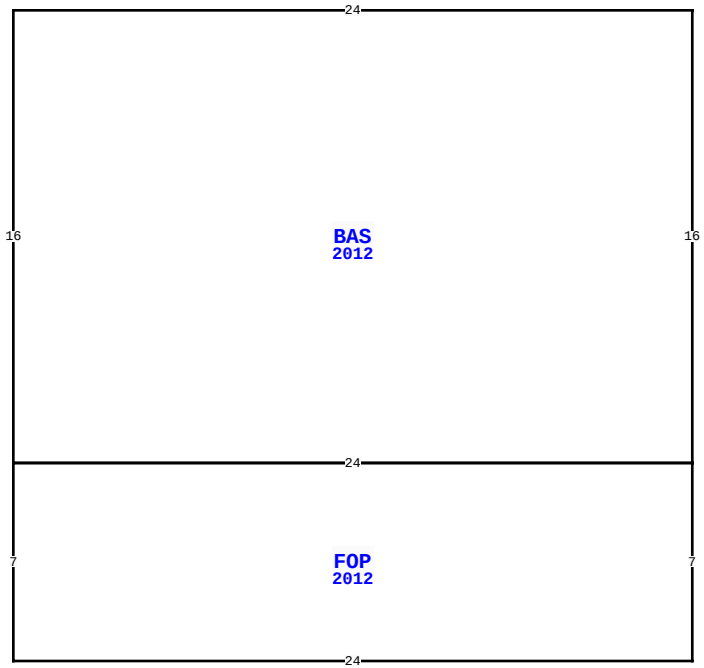
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100	2012	384	6,006
FOP	168	30	2012	50	782
TOTALS	552			434	6,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	434	78.6500	30.67	13,311	1998	1998	0	0	0	49.00	51.00

2 GARAGE RES 100% - 0 Heated Area: 384 HX Base Yr



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NASSAU COUNTY PROPERTY

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0549/0424	8/03/1988	AA	U	V		36,000
GRANTOR: LIGHT BILLIE W						
GRANTEE: WILLIS ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W24 S16 FOP=[YR=2012] S7 E24 N7 W24$ E24 N16$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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