LOT 9
IN OR 2431/1619
FLOOD SURVEY UNR

BELL TIMOTHY JARROD/BELL GEORGE & SUSAN
86256 HARRY GREEN RD
YULEE, FL 32097

2026

52-3N-27-4890-0009-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 04

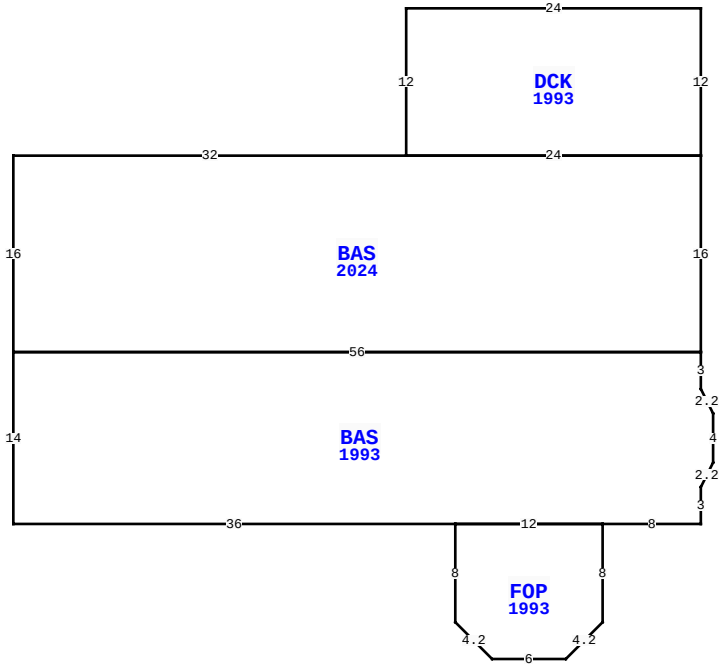
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	790	100	1993	790	51,696
BAS	896	100	2024	896	58,633
DCK	288	10	1993	29	1,898
FOP	123	30	1993	37	2,421
TOTALS	2,097			1,752	114,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0110	01	1,752	102.0000	79.56	139,389	1983	1983	0	0	0	17.75	82.25

1 MH/SFR 100% - 2022 Heated Area: 1686 HX Base Yr 2022



86256 HARRY GREEN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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		114,647
TOTAL MARKET OB/XF VALUE		4,480
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		184,127
SOH/AGL Deduction		41,549
ASSESSED VALUE		142,578
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,167
TOTAL JUST VALUE		184,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6047	ADDITION	32,350	10/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2431/1619	1/29/2021	SW	Q	I	01	139,000
GRANTOR: 86256 HARRY GREEN RD						
GRANTEE: BELL GEORGE & SUSAN						
2333/0376	1/21/2020	CT	U	I	18	70,200
GRANTOR: CLERK OF COURT						
GRANTEE: 86256 HARRY GREEN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-56,12] E32 E24 S16 W56 N16 $
BAS=[YR=1993;ORIG=-56,28] S14 E36 E12 E8 N3 U2R1 N4 U2L1 N3 W56 $
DCK=[YR=1993;ORIG=0,0] W24 S12 E24 N12 $
FOP=[YR=1993;ORIG=-20,42] S8 D3R3 E6 U3R3 N8 W12 $
.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
3	0510	GARAGE WD-	0	100	16	20	320.00	SF	35.00	35.00	100	1995	1995	3	20	2,240	

LAND DESCRIPTION

TOTAL OB/XF 4,480

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	100.00	184.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS