IN OR 822 PG 14
RP41- 2272 & R278274
R567864 & R567865

PATTON SYLVIA A/PATTON DONALD R
43 VILLAGE DRIVE
WOODBINE, GA 31569

2023

04-2N-27-0000-0003-0300

BUILDING CHARACTERISTICS

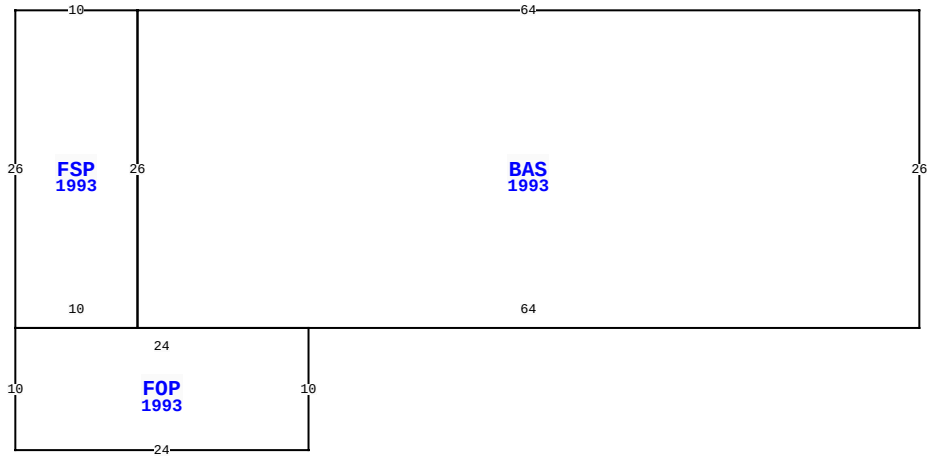
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1,664	56,148
FOP	240	30	72	2,429
FSP	260	60	156	5,264
TOTALS	2,164		1,892	63,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,892	123.6000	80.34	152,003	1992	1997	0	0	0	58.00	42.00

1 M/H 93- – 0% - 0 Heated Area: 1664 HX Base Yr



86288 MACAW RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	79,254
TOTAL MARKET OB/XF VALUE	29,063
TOTAL LAND VALUE - MARKET	320,000
TOTAL MARKET VALUE	428,317
SOH/AGL Deduction	186,350
ASSESSED VALUE	241,967
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,967
TOTAL JUST VALUE	428,317
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8877	MH MOVE-ON	30,000	04/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0822/0014	2/06/1998	QC	U	I	01	100
GRANTOR: PATTON DONALD R						
GRANTEE: PATTON SYLVIA & DON						
0768/1415	8/19/1996	QC	U	I	06	100
GRANTOR: PATTON SYLVIA						
GRANTEE: PATTON DONALD R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 FSP=[YR=1993] W10 S26 FOP=[YR=1993] S10 E24 N10 W24$ E10 N26$ S26 E64 N26$.

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	0511	GARAGE CB-	0	0	20	34	680.00	SF	40.00	40.00	100	1977	1977	3	29	7,888	
2	0811	CONCRETE B	0	0	20	40	800.00	SF	5.20	5.20	100	1993	1993	3	68	2,829	
3	0812	CONCRETE C	0	0	0	0	6,552.00	SF	4.00	4.00	100	1994	1994	3	70	18,346	

LAND DESCRIPTION

TOTAL OB/XF 29,063

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	000115	C	SFR ACRES	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	320,000							

REVIEW DATE 10/04/2022 BY NWA Total Acres: 4.00 Total Land Value: 320,000 Market: 0 Agricultural: 0 Common: 320,000 PRINTED 08/02/2023 BY SYS

IN OR 822 PG 14
RP41- 2272 & R278274
R567864 & R567865

PATTON SYLVIA A/PATTON DONALD R
43 VILLAGE DRIVE
WOODBINE, GA 31569

2023

04-2N-27-0000-0003-0300

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

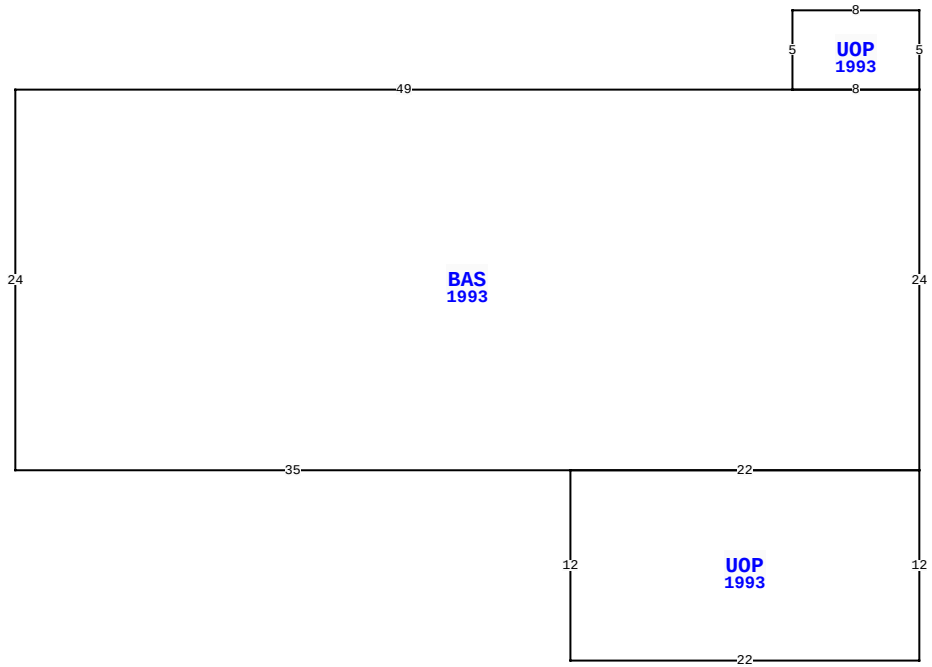
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1,368	14,602
UOP	40	25	10	107
UOP	264	25	66	704
TOTALS	1,672		1,444	15,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,444	54.7400	35.58	51,378	1973	1973	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1368 HX Base Yr



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86288 MACAW RD, YULEE

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GRANTOR: PATTON DONALD R						
GRANTEE: PATTON SYLVIA & DON						
0768/1415	8/19/1996	QC	U	I	06	100
GRANTOR: PATTON SYLVIA						
GRANTEE: PATTON DONALD R						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W8 S5 BAS=[YR=1993] W49 S24 E35 UOP=[YR=1993] S12 E22 N12 W22$ E22 N24 W8$ E8 N5$.

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

REVIEW DATE 10/04/2022 BY NWA Total Acres: 4.00 Total Land Value: 320,000 Market: 0 Agricultural: 0 Common: 320,000 PRINTED 08/02/2023 BY SYS