IN OR 496/1237 & OR 1284/1976
PARCELS 3-42 & 3-63
R672910 & R672911

PATTON RANDALL C
86374 MACAW ROAD
YULEE, FL 32097

2023

04-2N-27-0000-0003-0420

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

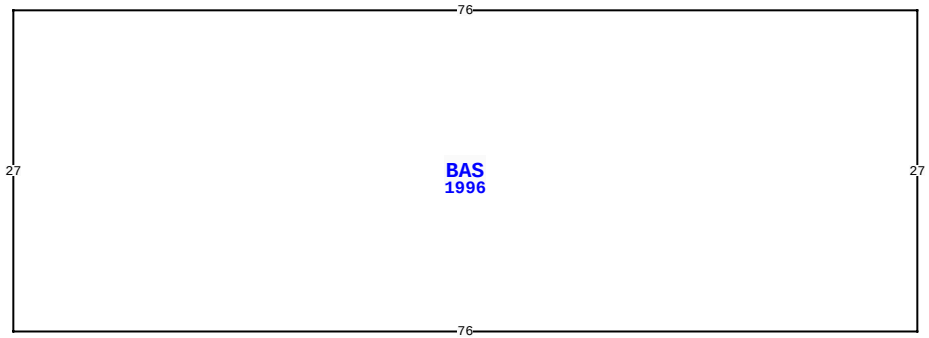
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	67,338
TOTALS	2,052		2,052	67,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	117.2000	82.04	168,346	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 0 Heated Area: 2052 HX Base Yr



86374 MACAW RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		67,338
TOTAL MARKET OB/XF VALUE		3,450
TOTAL LAND VALUE - MARKET		92,800
TOTAL MARKET VALUE		163,588
SOH/AGL Deduction		88,472
ASSESSED VALUE		75,116
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		25,116
TOTAL JUST VALUE		163,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961551	MH MOVE-ON	0	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0496/1237	8/01/1986	QC	U	I		100
GRANTOR:						
GRANTEE:						
0354/0625	2/01/1982	WD	Q	V		8,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W76 S27 E76 N27$.

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	0751	UOP	0	100	10	26	260.00	SF	10.00	10.00	100	1996	1996	3	25	650	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 3,450

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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							
2	000115	C	SFR ACRES	100		OR	0.00	0.00	0.16	AC		1.00	1.00	1.00	80,000.00	80,000.00	12,800							

REVIEW DATE 10/04/2022 BY NWA Total Acres: 1.16 Total Land Value: 92,800 Market: 0 Agricultural: 0 Common: 92,800 PRINTED 08/02/2023 BY SYS