IN OR 1450/240
R621669 & R621670

DWINNELL TIMOTHY R
86039 MOCKINGBIRD LANE
YULEE, FL 32097

2023

04-2N-27-0000-0004-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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

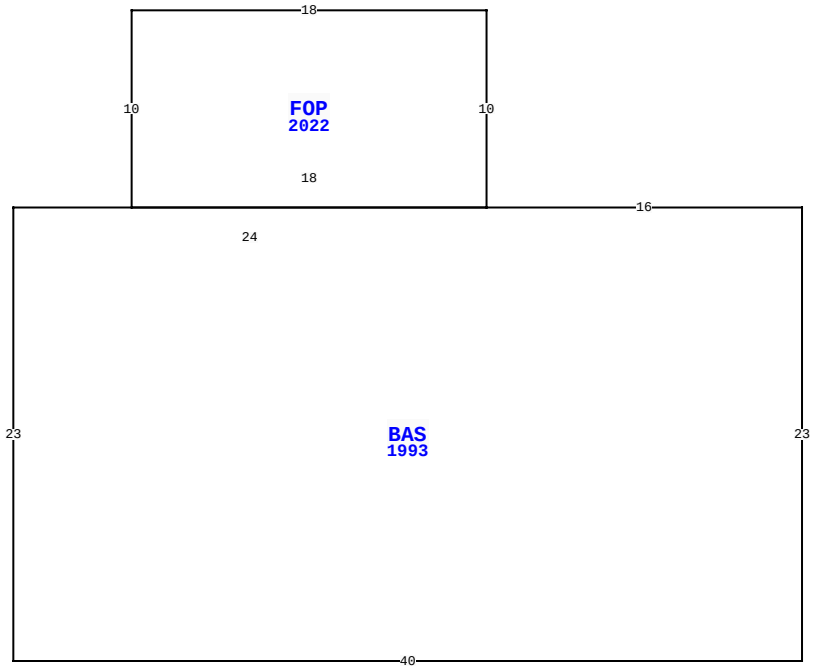
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	920	18,227
FOP	180	30	54	1,070
TOTALS	1,100		974	19,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	974	101.6000	66.04	64,323	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2007 Heated Area: 920 HX Base Yr 2007



86039 MOCKINGBIRD LN, 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		36,034
TOTAL MARKET OB/XF VALUE		1,363
TOTAL LAND VALUE - MARKET		72,010
TOTAL MARKET VALUE		109,407
SOH/AGL Deduction		53,447
ASSESSED VALUE		55,960
TOTAL EXEMPTION VALUE	HX HB	30,950
BASE TAXABLE VALUE		25,010
TOTAL JUST VALUE		109,407
NCON VALUE		17,807
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/0240	10/06/2006	WD	U	I	07	100
GRANTOR: DAVIS MARK						
GRANTEE: DWINNELL TIMOTHY R						
1438/0914	8/21/2006	WD	Q	I		90,000
GRANTOR: DAVIS MARK						
GRANTEE: DWINNELL TIMOTHY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=2022] N10 W18 S10 E18$ W24 S23 E40 N23$.

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	1242	WD DECK A	0	100	6	10	60.00	SF	10.00	10.00	100	1993	1993	3	20	120	
5	0810	CONCRETE A	0	100	0	0	255.00	SF	6.50	6.50	100	1997	1997	3	75	1,243	

LAND DESCRIPTION

TOTAL OB/XF 1,363

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	0007	OR	0.00	0.00	0.90	AC		1.00	1.00	1.00	80,000.00	80,000.00	72,000							
2	009400	C	RIGHTOFWAY	0			0.00	0.00	0.10	AC		1.00	1.00	1.00	100.00	100.00	10							

REVIEW DATE 10/05/2022 BY NWA Total Acres: 1.00 Total Land Value: 72,010 Market: 0 Agricultural: 0 Common: 72,010 PRINTED 08/02/2023 BY SYS

IN OR 1450/240
R621669 & R621670

DWINNELL TIMOTHY R
86039 MOCKINGBIRD LANE
YULEE, FL 32097

2023

04-2N-27-0000-0004-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

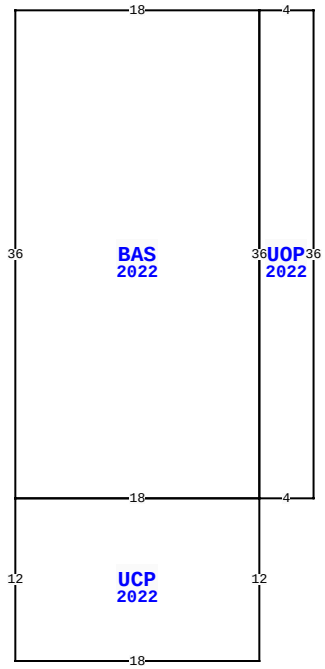
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	648	100	648	15,063
UCP	216	20	43	1,000
UOP	144	20	29	674
TOTALS	1,008		720	16,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	67.1000	23.48	16,906	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2007 Heated Area: 648 HX Base Yr 2007



86039 MOCKINGBIRD LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		36,034
TOTAL MARKET OB/XF VALUE		1,363
TOTAL LAND VALUE - MARKET		72,010
TOTAL MARKET VALUE		109,407
SOH/AGL Deduction		53,447
ASSESSED VALUE		55,960
TOTAL EXEMPTION VALUE	HX HB	30,950
BASE TAXABLE VALUE		25,010
TOTAL JUST VALUE		109,407
NCON VALUE		17,807
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/0240	10/06/2006	WD	U	I	07	100
GRANTOR: DAVIS MARK						
GRANTEE: DWINNELL TIMOTHY R						
1438/0914	8/21/2006	WD	Q	I		90,000
GRANTOR: DAVIS MARK						
GRANTEE: DWINNELL TIMOTHY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 S36 UCP=[YR=2022] S12 E18 N12 UOP=[YR=2022] E4 N36 W4 S36$ W18$ E18 N36$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/05/2022 BY NWA Total Acres: 1.00 Total Land Value: 72,010 Market: 0 Agricultural: 0 Common: 72,010 PRINTED 08/02/2023 BY SYS