IN OR 1516/467
1986 COUN DW/MH

JOHNSON JACK B
86083 MOCKINGBIRD LANE
YULEE, FL 32097

2023

04-2N-27-0000-0004-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

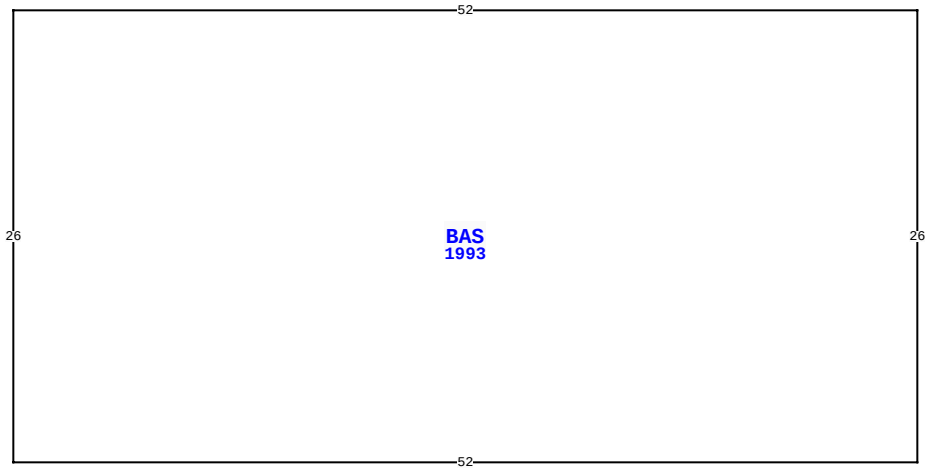
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	32,586
TOTALS	1,352		1,352	32,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,352	123.6000	80.34	108,620	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2008 Heated Area: 1352 HX Base Yr 2008



86083 MOCKINGBIRD LN, 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		32,586
TOTAL MARKET OB/XF VALUE		2,170
TOTAL LAND VALUE - MARKET		89,626
TOTAL MARKET VALUE		124,382
SOH/AGL Deduction		72,216
ASSESSED VALUE		52,166
TOTAL EXEMPTION VALUE	HX HB	27,140
BASE TAXABLE VALUE		25,026
TOTAL JUST VALUE		124,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1516/0467	8/01/2007	WD	Q	I		119,000
GRANTOR: HESSENAUER PHYLLIS L						
GRANTEE: JOHNSON JACK B						
0779/0784	12/12/1996	WD	U	I	05	21,000
GRANTOR: FIRST FAMILY FINANCIA						
GRANTEE: HESSENAUER PHYLLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52S26E52N26$.

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	1986	1986	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 2,170

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	000102	C	SFR/MH	100	0007	OR	0.00	0.00	1.12	AC		1.00	1.00	1.00	80,000.00	80,000.00	89,600							
2	009400	C	RIGHTOFWAY	0			0.00	0.00	0.26	AC		1.00	1.00	1.00	100.00	100.00	26							

REVIEW DATE 10/05/2022 BY NWA Total Acres: 1.38 Total Land Value: 89,626 Market: 0 Agricultural: 0 Common: 89,626 PRINTED 08/02/2023 BY SYS