LOT 2
IN OR 689 PG 6
R568064 & R568065

STRIPLING CLIFFORD H & RHONDA
86046 SHADY OAK DRIVE
YULEE, FL 32097-5677

2023

38-2N-27-1525-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

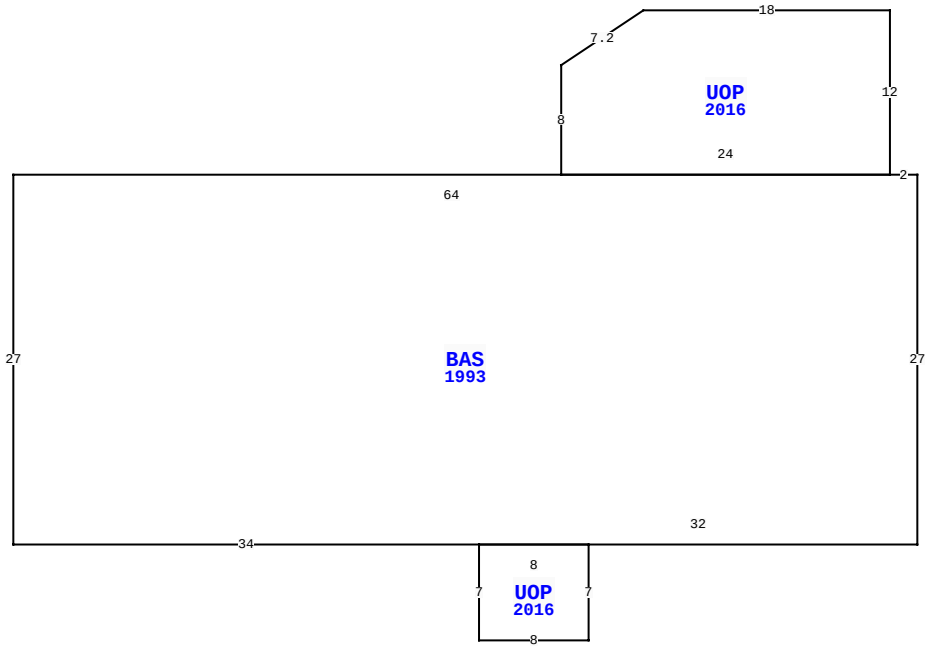
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,782	100	1,782	51,375
UOP	56	25	14	404
UOP	276	25	69	1,989
TOTALS	2,114		1,865	53,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,865	147.8400	96.10	179,226	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2009 Heated Area: 1782 HX Base Yr 2009



86046 SHADY OAK DR, 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		53,768
TOTAL MARKET OB/XF VALUE		6,833
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		140,601
SOH/AGL Deduction		82,525
ASSESSED VALUE		58,076
TOTAL EXEMPTION VALUE	HX HB	33,076
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		140,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0689/0006	9/27/1993	WD	Q	V		20,000

GRANTOR: LAWHON KARL ETAL

GRANTEE: STRIPLING CLIFFORD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 UOP=[YR=2016] N12 W18 L6 D4 S8 E24$ W64 S27 E34 UOP=[YR=2016] S7 E8 N7 W8$ E32 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	0811	CONCRETE B	0	100	0	0	838.00	SF	5.20	5.20	100	1994	1994	3	70	3,050	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
3	0350	CARPORT WD	0	100	16	27	432.00	SF	13.00	13.00	100	1995	1995	3	20	1,123	

LAND DESCRIPTION

TOTAL OB/XF 6,833

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 12/09/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS