LOT 4
IN OR 795 PG 1522
R672816 & R672817 & R672818

DRIGGERS RICHARD SR/DRIGGERS BERNADETTE
86108 SHADY OAK DR
YULEE, FL 32097

2023

38-2N-27-1525-0004-0000

BUILDING CHARACTERISTICS

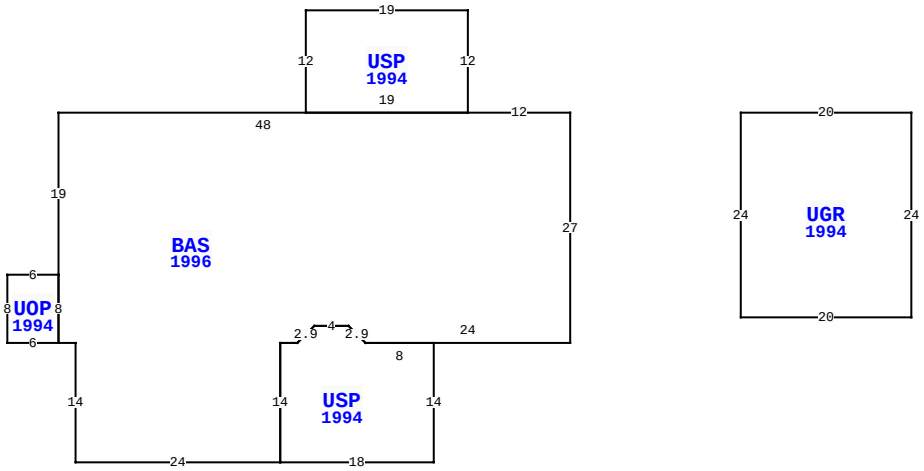
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,944	100	1,944	52,628
UGR	480	45	216	5,848
UOP	48	25	12	325
USP	228	50	114	3,086
USP	264	50	132	3,574
TOTALS	2,964		2,418	65,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,418	128.9200	90.24	218,200	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1998 Heated Area: 1944 HX Base Yr 1998



86108 SHADY OAK DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		65,460
TOTAL MARKET OB/XF VALUE		5,004
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		150,464
SOH/AGL Deduction		72,560
ASSESSED VALUE		77,904
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		22,904
TOTAL JUST VALUE		150,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01855	XFOB	16,320	03/01/1995
94-405	MH MOVE-ON	51,000	03/01/1994
9401004	GARAGE	8,160	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0795/1522	6/05/1997	WD	Q	I		99,500
GRANTOR: SMALL BOBBY G & CHARL						
GRANTEE: DRIGGERS RICHARD &						
0699/0144	2/24/1994	WD	Q	V		20,000
GRANTOR: SHEFFIELD J HOWARD ET						
GRANTEE: SMALL BOBBY & CHARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W12 USP=[YR=1994] N12 W19 S12 E19$ W48 S19 UOP=[YR=1994] W6 S8 E6 N8$ S8 E2 S14 E24 USP=[YR=1994] E18 N14 W8 L2 U2 W4 D2 L2 W2 S14$ N14 E2 R2 U2 E4 R2 D2 E24 N27$ PTR=E20 UGR=[YR=1994] E20 S24 W20 N24$ W20$.

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	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	1995	1995	3	20	1,440	
2	0680	POLE SHED	0	100	24	40	960.00	SF	10.00	10.00	100	1995	1995	3	24	2,304	
3	1242	WD DECK A	0	100	36	7	252.00	SF	10.00	10.00	100	2010	2010	3	50	1,260	

LAND DESCRIPTION

TOTAL OB/XF 5,004

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