LOT 15
R621490 & R621491
OAK WOODS PB 5/370

ANDERSON BRETT A/HEIDENFELD XANTHI
86004 CREEK DR
YULEE, FL 32097

2023

38-2N-27-1525-0015-0000

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	13	LVT/LAMNT 100
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	03	Quality Level 03

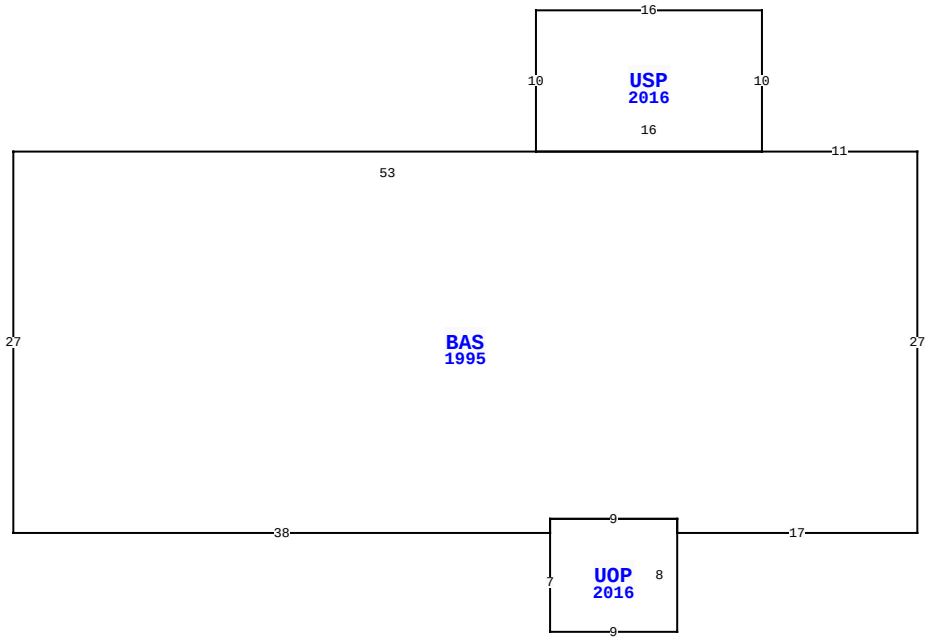
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,719	100	1,719	94,916
UOP	72	25	18	994
USP	160	50	80	4,417
TOTALS	1,951		1,817	100,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,817	116.0000	81.20	147,540	1995	2010	0	0	0	32.00	68.00

1 M/H 94+ – 0% - 0 Heated Area: 1719 HX Base Yr



86004 CREEK DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	100,327
TOTAL MARKET OB/XF VALUE	2,765
TOTAL LAND VALUE - MARKET	77,600
TOTAL MARKET VALUE	180,692
SOH/AGL Deduction	40,497
ASSESSED VALUE	140,195
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,195
TOTAL JUST VALUE	180,692
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-947	MH MOVE-ON	0	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2368/1013	6/05/2020	SW	Q	I	01	155,000
GRANTOR: ROCK LANDING LLC						
GRANTEE: ANDERSON BRETT A &						
2033/1941	2/20/2016	SW	U	I	18	37,100
GRANTOR: AFC TRUST SERIES 1999						
GRANTEE: ROCK LANDING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W11 USP=[YR=2016] N10 W16 S10 E16$ W53 S27 E38
UOP=[YR=2016] S7 E9 N8 W9 S1$ N1 E9 S1 E17 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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	0		OR	0.00	0.00	0.97	AC		1.00	1.00	1.00	80,000.00	80,000.00	77,600							

REVIEW DATE 01/30/2017 BY KW Total Acres: 0.97 Total Land Value: 77,600 Market: 0 Agricultural: 0 Common: 77,600 PRINTED 08/02/2023 BY SYS