LOTS 18 & 17
OAK WOODS PB 5/370

KITCHENS GLENN E JR
86065 SHADY OAK DRIVE
YULEE, FL 32097

2023

38-2N-27-1525-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

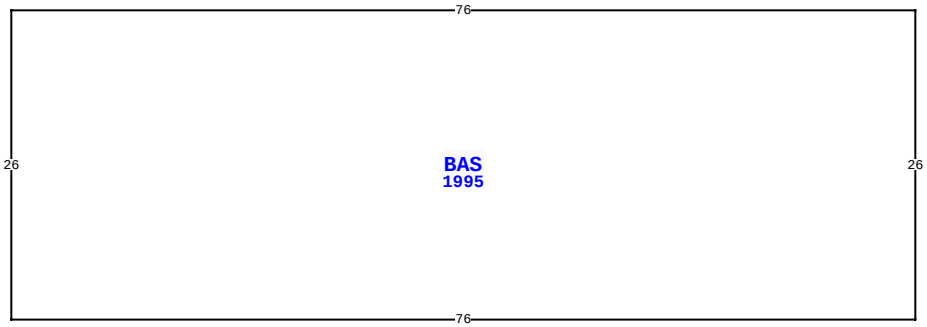
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,976	100	1,976	78,643
TOTALS	1,976		1,976	78,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,976	123.6000	86.52	170,964	1994	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 1996 Heated Area: 1976 HX Base Yr 1996



86065 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		78,643
TOTAL MARKET OB/XF VALUE		128
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		238,771
SOH/AGL Deduction		143,958
ASSESSED VALUE		94,813
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		44,813
TOTAL JUST VALUE		238,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-427	MH MOVE-ON	44,000	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/1402	5/25/2022	QC	U	I	11	100
GRANTOR: KILLMEYER RUTH						
GRANTEE: KITCHESN GLENN E JR						
0702/0157	4/12/1994	WD	Q	V		20,000
GRANTOR: SHEFFIELD J HOWARD ET						
GRANTEE: KITCHENS GLENN JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W76 S26 E76 N26$.

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	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1997	1997	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 128

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							
2	000102	C	SFR/MH	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/03/2020 BY NWA Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS