

DAVIS JASPER & ELOISE
86232 MACAW RD
YULEE, FL 32097

04-2N-27-0000-0003-0210

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 26										0820 02 1,526 114.0000 79.80 121,775 1983 1988 0 0 0 70.00 30.00										Tax Group: 4 Tax Dist:									
Roof Structur 03										1 M/H 93- - 100% - 2023 Heated Area: 1526 HX Base Yr										BUILDING MARKET VALUE 104,522									
Roof Cover 12																				TOTAL MARKET OB/XF VALUE 6,572									
Interior Wall 04																				TOTAL LAND VALUE - MARKET 160,000									
Interior Floo 08																				TOTAL MARKET VALUE 271,094									
Interior Floo 14																				SOH/AGL Deduction 0									
Air Condition 03																				ASSESSED VALUE 271,094									
Heating Type 04																				TOTAL EXEMPTION VALUE 13 271,094									
Bedrooms																				BASE TAXABLE VALUE 0									
Bathrooms																				TOTAL JUST VALUE 271,094									
Frame 02																				NCON VALUE 0									
Stories																				INCOME VALUE									
Units 1. 1. 100																				PREVIOUS YEAR MKT VALUE 266,661									
BUD8 Adjustme 04																				BLDG:2:5: 1996 SKYL (1998)									
																				BLDG:2:4: RP: 673627 & 673628									
																				BLDG:2:2: DW/MH/ID: 8U6206901(A/B)									
																				BLDG 1: 1983 DARB _ R107901 & R107902									
Quality 03										Quality Level 03										PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0200										MOBILE HOME										961406 MH MOVE-ON 0 07/01/1996									
MAP NUM										MKT AREA 04										8028 MH MOVE-ON 7,000 01/19/1990									
NEIGHBORHOOD/LOC 4053.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,152 100 1,152 27,579																													
FEP 240 85 204 4,884																													
FEP 200 85 170 4,070																													
TOTALS 1,592 1,526 36,532																													
EXTRA FEATURES										86232 MACAW RD, YULEE																			
L N 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 0680 POLE SHED 0 100 7 20 140.00 SF 5.90 5.90 100 1985 1985 3 20 165																													
2 0350 CARPORT WD 0 100 15 20 300.00 SF 7.67 7.67 100 1980 1980 3 20 460																													
3 0350 CARPORT WD 0 100 15 20 300.00 SF 9.10 9.10 100 1980 1980 3 20 546																													
4 0940 SHEDS/PORT 0 100 15 15 225.00 SF 20.10 20.10 100 1980 1980 3 20 905																													
5 1242 WD DECK A 0 100 0 0 120.00 SF 10.00 10.00 100 1991 1991 3 20 240																													
6 0681 POLE SHED 0 100 8 24 192.00 SF 15.00 15.00 100 1996 1996 3 24 691																													
7 1242 WD DECK A 0 100 10 20 200.00 SF 10.00 10.00 100 1996 1996 3 20 400																													
8 1242 WD DECK A 0 100 10 20 200.00 SF 10.00 10.00 100 1996 1996 3 20 400																													
9 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1996 1996 3 79 2,765																													
LAND DESCRIPTION										TOTAL OB/XF 6,572																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 2.00 AC 1.00 1.00 1.00 80,000.00 80,000.00 160,000																													
REVIEW DATE 10/04/2022 BY NWA										Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000										PRINTED 08/06/2024 BY SYS									

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