

PT OF TRACT A & PT OF LOT 16
IN OR 1996/350
FLOOD ACRES #1 PBK4/20

BUCKLAND STEPHEN D
86029 HUMMINGBIRD LN
YULEE, FL 32097

2024

04-2N-27-4290-000A-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	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	1,560	100	1,560	40,360
TOTALS	1,560		1,560	40,360

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0350	CARPORT WD	0	0	32	24	768.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,560	123.2000	86.24	134,534	1986	1991	0	0	70.00	30.00
1 M/H 93- - 0% - 0											
Heated Area: 1560											
HX Base Yr											
26 60 26 60 BAS 1996											

86081 HUMMINGBIRD LN, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF													
4,097													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		40,360	
TOTAL MARKET OB/XF VALUE		4,097	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		124,457	
SOH/AGL Deduction		51,319	
ASSESSED VALUE		73,138	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		73,138	
TOTAL JUST VALUE		124,457	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		121,645	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-9241	MH MOVE-ON	13,000	03/29/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1998/1404	8/21/2015	QC	U	I	11	100
GRANTOR: MIXON RONALD						
GRANTEE: TODD MAZIE E						
1996/0350	7/30/2015	LE	U	I	11	100
GRANTOR: BUCKLAND LISA R						
GRANTEE: BUCKLAND STEVEN D						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W60 S26 E60 N26 \$.											