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

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

**2024**

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

## BUILDING CHARACTERISTICS

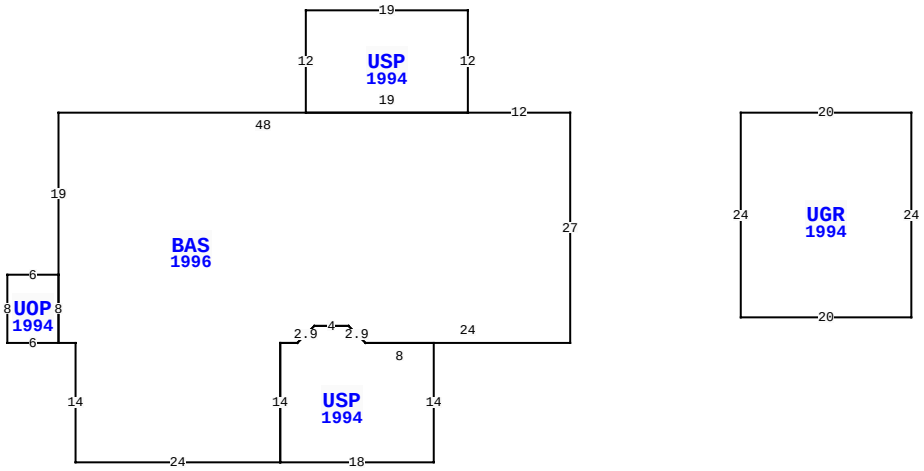
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 56,390 |
| UGR | 480 | 45 | 216 | 6,266 |
| UOP | 48 | 25 | 12 | 348 |
| USP | 228 | 50 | 114 | 3,307 |
| USP | 264 | 50 | 132 | 3,829 |
| TOTALS | 2,964 | | 2,418 | 70,139 |

## 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 | 96.69 | 233,796 | 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

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 70,139 |
| TOTAL MARKET OB/XF VALUE | | 4,782 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 154,921 |
| SOH/AGL Deduction | | 74,680 |
| ASSESSED VALUE | | 80,241 |
| TOTAL EXEMPTION VALUE | HX HB DX | 55,000 |
| BASE TAXABLE VALUE | | 25,241 |
| TOTAL JUST VALUE | | 154,921 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 150,464 |

| 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 | 23 | 2,208 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 36 | 7 | 252.00 | SF | 10.00 | 10.00 | 100 | 2010 | 2010 | 3 | 45 | 1,134 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,782

| 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 08/06/2024 BY SYS