LOT 11
IN OR 2036/1870
OAK WOODS PB 5/370

IVEY CHARLES J & DEBRA FENDER
86033 CREEK DR
YULEE, FL 32097

2024

38-2N-27-1525-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

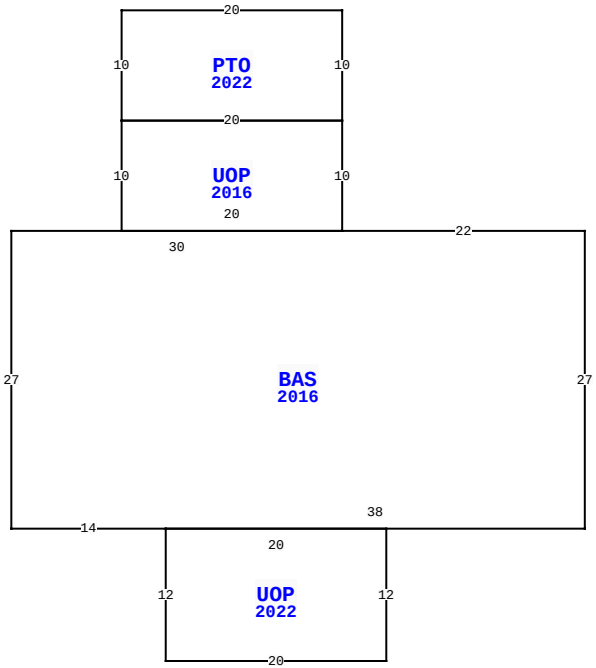
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	103,826
PTO	200	5	10	740
UOP	200	25	50	3,698
UOP	240	25	60	4,437
TOTALS	2,044		1,524	112,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,524	116.0000	87.00	132,588	2016	2016	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2017 Heated Area: 1404 HX Base Yr 2017



86033 CREEK 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		112,700
TOTAL MARKET OB/XF VALUE		5,195
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		197,895
SOH/AGL Deduction		92,155
ASSESSED VALUE		105,740
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		55,740
TOTAL JUST VALUE		197,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165729	CO ISSUED	0	05/12/2016
B1632209	SHED	0	05/02/2016
MH165729	MH MOVE-ON	0	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2036/1870	3/09/2016	WD	U	V	37	25,000
GRANTOR: DARWIN CHARLES & THER						
GRANTEE: IVEY CHARLES J & DE						
1518/1303	8/10/2007	WD	Q	V		42,000
GRANTOR: WORTH RANZY H						
GRANTEE: DARWIN CHARLES & TH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W22 UOP=[YR=2016] N10 PTO=[YR=2022] N10 W20 S10 E20$ W20 S10 E20$ W30 S27 E14 UOP=[YR=2022] S12 E20 N12 W20$ E38 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	0940	SHEDS/PORT	0	100	30	12	360.00	SF	19.50	19.50	100	2016	2016	3	74	5,195	

LAND DESCRIPTION

TOTAL OB/XF 5,195

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