LOT 15
OAK WOODS PB 5/370

CONOVER ESTELLE & DOUGLAS B JR/CONOVER RYAN B
95596 AMELIA NATIONAL PARKWAY
FERNANDINA BEACH, FL 32034

2024

38-2N-27-1525-0015-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
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	05	Quality Level 05

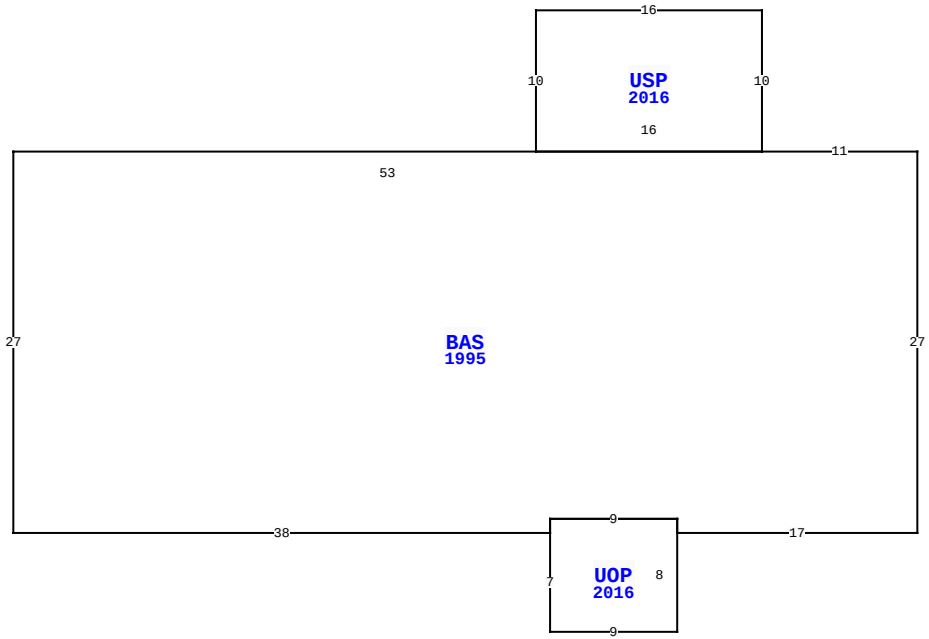
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,719	100	1,719	118,446
UOP	72	25	18	1,240
USP	160	50	80	5,512
TOTALS	1,951		1,817	125,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,817	139.2000	104.40	189,695	1995	2010	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2024 Heated Area: 1719 HX Base Yr 2024



86004 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		125,199
TOTAL MARKET OB/XF VALUE		6,479
TOTAL LAND VALUE - MARKET		77,600
TOTAL MARKET VALUE		209,278
SOH/AGL Deduction		0
ASSESSED VALUE		209,278
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,278
TOTAL JUST VALUE		209,278
NCON VALUE		3,784
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,692

BLDG:1:2: R621490 & 621491

BLDG:1:1: 1995 SKYL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-947	MH MOVE-ON	0	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2684/904	12/13/2023	WD	Q	I	01	255,500
GRANTOR: ANDERSON BRETT A						
GRANTEE: CONOVER ESTELLE & D						
2368/1013	6/05/2020	SW	Q	I	01	155,000
GRANTOR: ROCK LANDING LLC						
GRANTEE: ANDERSON BRETT A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W11 USP=[YR=2016] N10 W16 S10 E16$ W53 S27 E38
UOP=[YR=2016] S7 E9 N8 W9 S1$ N1 E9 S1 E17 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	0351	CARPORT MT	0	100	22	20	440.00	SF	10.00	10.00	100	2024	2019		86	3,784	

LAND DESCRIPTION

TOTAL OB/XF 6,479

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	0.97	AC		1.00	1.00	1.00	80,000.00	80,000.00	77,600							

REVIEW DATE 02/21/2024 BY NWA Total Acres: 0.97 Total Land Value: 77,600 Market: 0 Agricultural: 0 Common: 77,600 PRINTED 08/06/2024 BY SYS