LOT 19 2003 MERIT DW
IN OR 1727/3
OAK WOODS PB 5/370

RANKIN JERRY LEE
86127 SHADY OAKS DR
YULEE, FL 32097

2024

38-2N-27-1525-0019-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03

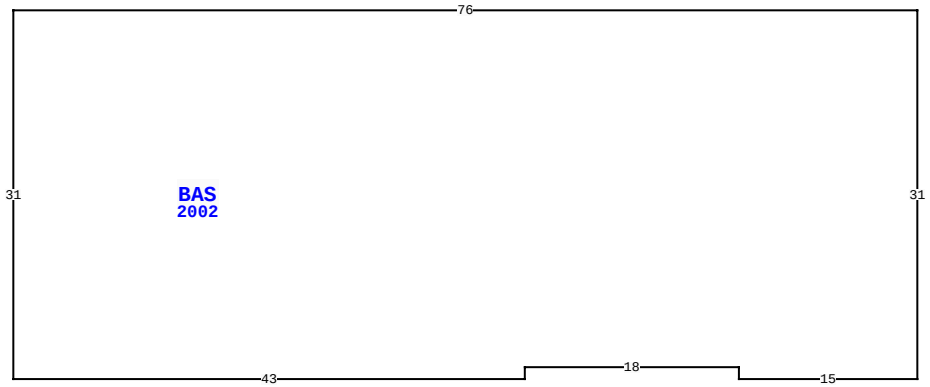
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,338	100	2,338	102,755
TOTALS	2,338		2,338	102,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,338	117.2000	87.90	205,510	2002	2002	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2012 Heated Area: 2338 HX Base Yr 2012



86127 SHADY OAK 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		102,755
TOTAL MARKET OB/XF VALUE		10,666
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		193,421
SOH/AGL Deduction		97,959
ASSESSED VALUE		95,462
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		45,462
TOTAL JUST VALUE		193,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023894	MH MOVE-ON	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1727/0003	2/25/2011	WD	U	I	11	90,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: RANKIN JERRY LEE						
1669/0434	3/29/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CHASE HOME FINANCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W76 S31 E43 N1 E18 S1 E15 N31$.

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	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	100	2002	2002	3	82	1,706	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2011	2011	3	64	8,960	

LAND DESCRIPTION

TOTAL OB/XF 10,666

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 08/03/2020 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS