LOT 20
OAK WOODS PB 5/370

ORR ANTHONY & MICHON
86088 BIG LEAF LANE
YULEE, FL 32097

2024

38-2N-27-1525-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

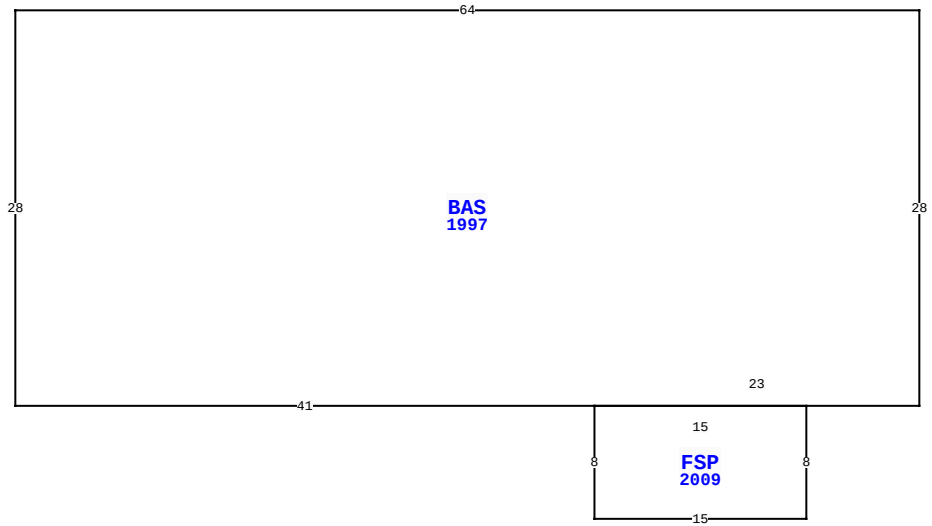
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,792	100	1,792	109,283
FSP	120	60	72	4,391
TOTALS	1,912		1,864	113,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,864	123.2000	92.40	172,234	1997	2010	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2022 Heated Area: 1792 HX Base Yr 2022



86088 BIG LEAF LN, YULEE

BLD DATE	05/28/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		113,674
TOTAL MARKET OB/XF VALUE		6,987
TOTAL LAND VALUE - MARKET		88,000
TOTAL MARKET VALUE		208,661
SOH/AGL Deduction		55,767
ASSESSED VALUE		152,894
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,894
TOTAL JUST VALUE		208,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971732	MH MOVE-ON	0	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2415/1314	12/04/2020	WD	Q	I	01	172,000
GRANTOR: CARTER RAY C						
GRANTEE: ORR ANTHONY & MICHO						
1756/1643	9/20/2011	WD	Q	I	01	94,000
GRANTOR: TRANTHAM JAMES D & MI						
GRANTEE: CARTER RAY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W64 S28 E41FSP=[YR=2009] S8 E15 N8 W15 $ E23 N28$.

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	0510	GARAGE WD-	0	100	16	18	288.00	SF	35.00	35.00	100	1997	1997	3	25	2,520	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
3	0350	CARPORT WD	0	100	19	18	342.00	SF	8.58	8.58	100	1999	1999	3	20	587	
4	1242	WD DECK A	0	100	0	0	80.00	SF	10.00	10.00	100	2010	2010	3	45	360	
5	1242	WD DECK A	0	100	0	0	160.00	SF	10.00	10.00	100	2010	2010	3	45	720	

LAND DESCRIPTION

TOTAL OB/XF 6,987

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	0006	OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	80,000.00	80,000.00	88,000							

REVIEW DATE 08/03/2020 BY NWA Total Acres: 1.10 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/06/2024 BY SYS