LOTS 35 & 37
IN OR 2086/1510
NASSAU ACRES 2 PB 3/61

JOHNSON RHESTON E/MURRAY LOIS J
86048 OAK ST
YULEE, FL 32097

2024

51-3N-27-4820-0035-0000

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 70
Interior Floo	08	SHT VINYL 30
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

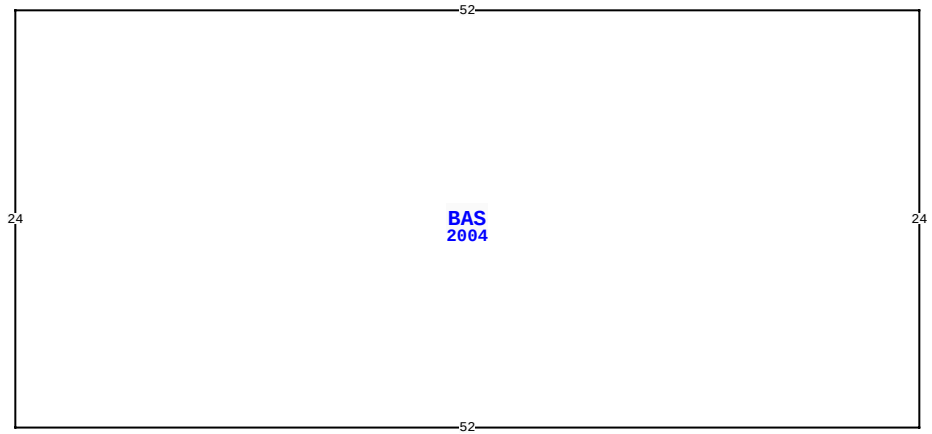
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	59,036
TOTALS	1,248		1,248	59,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	116.8000	87.60	109,325	2004	2004	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2017 Heated Area: 1248 HX Base Yr 2017



86048 OAK ST, 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		59,036
TOTAL MARKET OB/XF VALUE		10,662
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		169,698
SOH/AGL Deduction		90,629
ASSESSED VALUE		79,069
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		29,069
TOTAL JUST VALUE		169,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20570	STRG SHED	12,672	09/01/2007
MH044400	MH MOVE-ON	0	05/01/2004
963239	CHNGE SRVC	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2086/1510	11/30/2016	SW	U	I	18	45,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: JOHNSON RHESTON E &						
2072/0252	3/23/2016	SW	U	I	12	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W52 S24 E52 N24$.

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	1242	WD DECK A	0	100	0	0	144.00	SF	10.00	10.00	100	2005	2005	3	24	346	
2	0812	CONCRETE C	0	100	0	0	1,098.00	SF	4.00	4.00	100	2007	2007	3	88	3,865	
3	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	2007	2007	3	48	6,451	

LAND DESCRIPTION

TOTAL OB/XF 10,662

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		RSF-	2150.00	100.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS