IN OR 672 PG 998
R224058 & R224059 & R433987

MARTYN LOTTIE
86393 MACAW ROAD
YULEE, FL 32097

2025

04-2N-27-0000-0003-0160

BUILDING CHARACTERISTICS

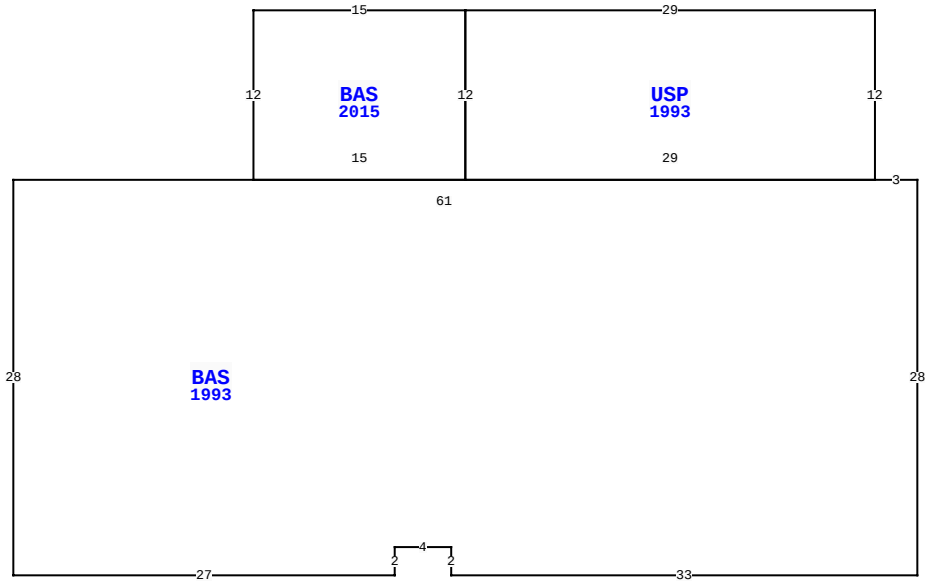
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	1993	1,784	53,606
BAS	180	100	2015	180	5,409
USP	348	50	1993	174	5,228
TOTALS	2,312			2,138	64,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,138	125.2000	100.16	214,142	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1964 HX Base Yr 1975



86393 MACAW RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		64,243
TOTAL MARKET OB/XF VALUE		10,811
TOTAL LAND VALUE - MARKET		340,000
TOTAL MARKET VALUE		415,054
SOH/AGL Deduction		311,957
ASSESSED VALUE		103,097
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,375
TOTAL JUST VALUE		415,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6953	REPAIR/RRF	3,029	01/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0672/0998	12/22/1992	WD	U	I	10	12,000
GRANTOR: FLOOD LOUISE ET AL						
GRANTEE: MARTYN W V & LOTTIE						
0190/0244	1/01/1975	AA	Q	V		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 USP=[YR=1993] N12 W29 BAS=[YR=2015] W15 S12 E15 N12$ S12 E29$ W61 S28 E27 N2 E4 S2 E33 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	1242	WD DECK A	0	100	0	0	328.00	SF	10.00	10.00	100	1989	1989	3	20	656	
3	0820	WOOD WALK	0	100	22	5	110.00	SF	11.75	11.75	100	1989	1989	3	40	517	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2009	2009	3	100	6,000	
5	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2009	2009	3	35	224	
6	1242	WD DECK A	0	100	0	0	277.00	SF	10.00	10.00	100	2013	2013	3	55	1,524	

LAND DESCRIPTION

TOTAL OB/XF 10,811

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	000100	C	RES	100		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	340,000							

REVIEW DATE 06/08/2020 BY NWA Total Acres: 4.00 Total Land Value: 340,000 Market: 0 Agricultural: 0 Common: 340,000 PRINTED 07/30/2025 BY SYS