



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			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	2,280	100	2008	2,280	136,280
TOTALS	2,280			2,280	136,280

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	94+	- 100%	- 0							
Heated Area: 2280					HX Base Yr 1986						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 76 76 30 30 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 2008</p> </div> </div>											
86357 MACAW RD, YULEE				BLD DATE		LGL DATE	05/08/2025	MLU			
				XF DATE		LAND DATE					
				INC DATE		AG DATE					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			136,280
TOTAL MARKET OB/XF VALUE			2,380
TOTAL LAND VALUE - MARKET			71,135
TOTAL MARKET VALUE			209,795
SOH/AGL Deduction			77,253
ASSESSED VALUE			132,542
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			81,820
TOTAL JUST VALUE			209,795
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			193,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5093	CO ISSUED	0	09/23/2008
E21001	ELEC OTHER	0	07/01/2008
M13966	MECH OTHER	0	07/01/2008
P13324	OTHER	0	07/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0457/0471	6/01/1985	WD	Q	V		6,300

GRANTOR:

GRANTEE:

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W76 S30 E76 N30 \$.	

L N	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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
2	1242	WD DECK A	0	100	10	160.00	SF	10.00	10.00	100	2009	2009	3	35	560	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.83	AC		1.00	1.00	1.00	85,000.00	85,000.00	70,550							
2	009630	C	SWAMP	100		OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	500.00	500.00	585							