IN OR 2511/589
R583501

NORMAN JOHN W/NORMAN TOMMY
86015 MOCKINGBIRD LN
YULEE, FL 32097

2025

04-2N-27-0000-0004-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
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

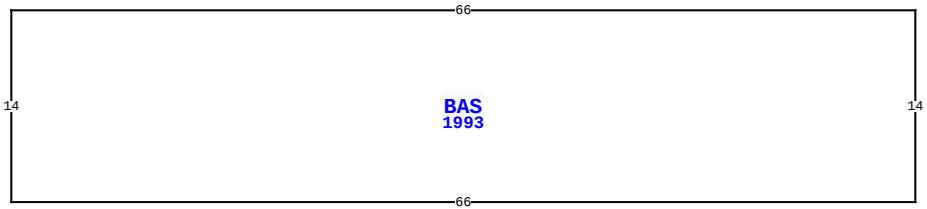
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	25,447
TOTALS	924			924	25,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	108.0000	91.80	84,823	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2025 Heated Area: 924 HX Base Yr 2025



86015 MOCKINGBIRD LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
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		25,447
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		76,510
TOTAL MARKET VALUE		101,957
SOH/AGL Deduction		0
ASSESSED VALUE		101,957
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,235
TOTAL JUST VALUE		101,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/0589	10/07/2021	QC	U	I	11	100
GRANTOR: NORMAN TOMMY						
GRANTEE: NORMAN TOMMY & JOHN						
2024/0687	1/20/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: TRAILER TRASH INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0007	OR	0.00	0.00	0.90	AC		1.00	1.00	1.00	85,000.00	85,000.00	76,500							
2	009400	C	RIGHT-OF-WAY	100		OR	0.00	0.00	0.10	AC		1.00	1.00	1.00	100.00	100.00	10							

REVIEW DATE 03/20/2020 BY NWP Total Acres: 1.00 Total Land Value: 76,510 Market: 0 Agricultural: 0 Common: 76,510 PRINTED 07/30/2025 BY SYS