PT OF TRACT A & PT OF LOT 16
IN OR 1996/350
FLOOD ACRES #1 PBK4/20

BUCKLAND STEPHEN D
86029 HUMMINGBIRD LN
YULEE, FL 32097

2025

04-2N-27-4290-000A-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

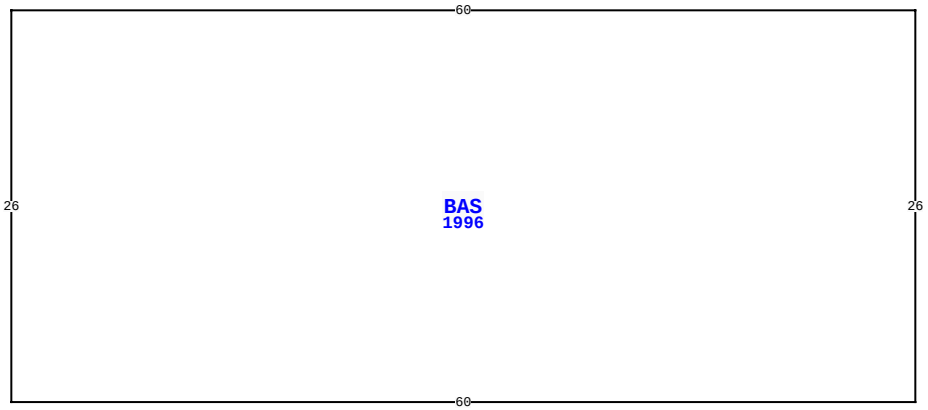
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,560	100	1996	1,560	46,126
TOTALS	1,560			1,560	46,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,560	123.2000	98.56	153,754	1986	1991	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1560 HX Base Yr



86081 HUMMINGBIRD LN, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	46,126
TOTAL MARKET OB/XF VALUE	4,027
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	135,153
SOH/AGL Deduction	54,701
ASSESSED VALUE	80,452
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,452
TOTAL JUST VALUE	135,153
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-9241	MH MOVE-ON	13,000	03/29/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1998/1404	8/21/2015	QC	U	I	11	100
GRANTOR: MIXON RONALD						
GRANTEE: TODD MAZIE E						
1996/0350	7/30/2015	LE	U	I	11	100
GRANTOR: BUCKLAND LISA R						
GRANTEE: BUCKLAND STEVEN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S26 E60 N26 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0350	CARPORT WD	0	0	32	24	768.00	SF	13.00	13.00	100	1997	1997	3	20	1,997	

LAND DESCRIPTION

TOTAL OB/XF 4,027

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 10/05/2022 BY NWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS