

LOT 2
IN OR 689 PG 6
R568064 & R568065

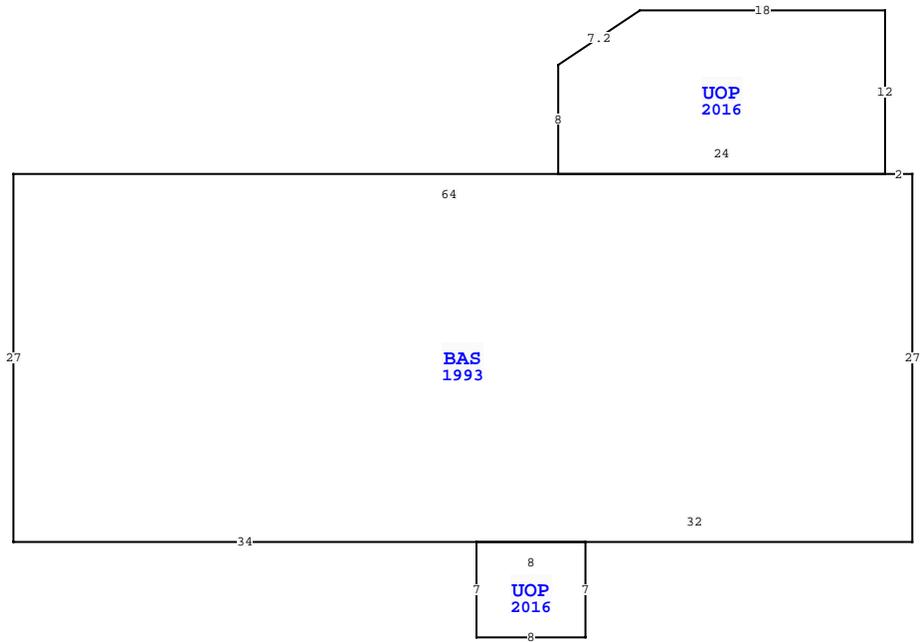
STRIPLING CLIFFORD H & RHONDA
86046 SHADY OAK DRIVE
YULEE, FL 32097-5677

2025

38-2N-27-1525-0002-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	05	Quality Level	05
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,782	100	1993
UOP	56	25	2016
UOP	276	25	2016
TOTALS	2,114		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,865	147.8400	118.27	220,574	1993	1993	0	0	70.00	30.00
1 M/H 93- - 100% - 2009 Heated Area: 1782 HX Base Yr 2009											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			66,172
TOTAL MARKET OB/XF VALUE			6,519
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			157,691
SOH/AGL Deduction			96,138
ASSESSED VALUE			61,553
TOTAL EXEMPTION VALUE	HX HB		36,553
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			157,691
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			144,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0689/0006	9/27/1993	WD	Q	V		20,000
GRANTOR: LAWHON KARL ETAL						
GRANTEE: STRIPLING CLIFFORD						

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

BUILDING NOTES	
BAS=[YR=1993] W2 UOP=[YR=2016] N12 W18 L6 D4 S8 E24\$ W64 S27 E34 UOP=[YR=2016] S7 E8 N7 W8\$ E32 N27\$.	

EXTRA FEATURES																	
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	0811	CONCRETE B	0	100	0	0		838.00	5.20	100	1994	1994	3	66	2,876		
2	0500	FP-PRE FAB	0	100	0	0		1.00	3,500.00	100	1993	1993	3	72	2,520		
3	0350	CARPORIT WD	0	100	16	27		432.00	13.00	100	1995	1995	3	20	1,123		
TOTALS												2,114			1,865	66,172	

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	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							