

LOT 4
IN OR 795 PG 1522
R672816 & R672817 & R672818

DRIGGERS RICHARD SR/DRIGGERS BERNADETTE
86108 SHADY OAK DR
YULEE, FL 32097

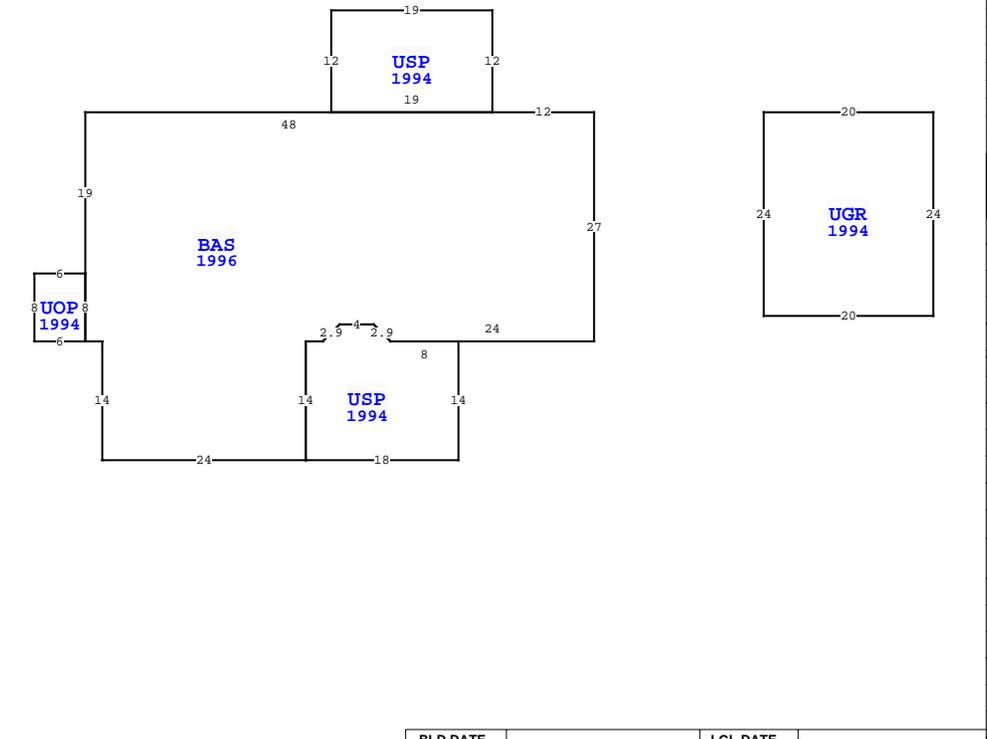
2025

38-2N-27-1525-0004-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,418	128.9200	109.58	264,964	1994	1994	0	0	70.00	30.00



Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,944	100
UGR	480	45
UOP	48	25
USP	228	50
USP	264	50
TOTALS	2,964	

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00	100	1995
2	0680	POLE SHED	0 100	24	40	960.00	SF	10.00	10.00	100	1995
3	1242	WD DECK A	0 100	36	7	252.00	SF	10.00	10.00	100	2010

86108 SHADY OAK DR, YULEE	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			79,489
TOTAL MARKET OB/XF VALUE			4,368
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			168,857
SOH/AGL Deduction			86,289
ASSESSED VALUE			82,568
TOTAL EXEMPTION VALUE	HX HB DX		55,722
BASE TAXABLE VALUE			26,846
TOTAL JUST VALUE			168,857
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			154,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01855	XFOB	16,320	03/01/1995
94-405	MH MOVE-ON	51,000	03/01/1994
9401004	GARAGE	8,160	02/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0795/1522	6/05/1997	WD Q	Q	I		99,500
GRANTOR: SMALL BOBBY G & CHARL						
GRANTEE: DRIGGERS RICHARD &						
0699/0144	2/24/1994	WD Q	Q	V		20,000
GRANTOR: SHEFFIELD J HOWARD ET						
GRANTEE: SMALL BOBBY & CHARL						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W12 USP=[YR=1994] N12 W19 S12 E19\$ W48 S19											
UOP=[YR=1994] W6 S8 E6 N8\$ S8 E2 S14 E24 USP=[YR=1994] E18											
N14 W8 L2 U2 W4 D2 L2 W2 S14\$ N14 E2 R2 U2 E4 R2 D2											
E24 N27\$ PTR=E20 UGR=[YR=1994] E20 S24 W20 N24\$ W20\$.											

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	DPHT 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							