

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	05	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	60		
Interior Wall	04	PLYWOOD	40		
Interior Floor	13	LVT/LAMNT	60		
Interior Floor	14	CARPET	40		
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	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1997	1,440	80,915
UOP	60	25	2009	15	843
USP	120	50	2015	60	3,372
TOTALS	1,620			1,515	85,130

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,515	135.0800	108.06	163,711	1980	2004	0	0	48.00	52.00
1 M/H 93- - 100% - 2020 Heated Area: 1440 HX Base Yr 2020											



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			96,321
TOTAL MARKET OB/XF VALUE			2,566
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			183,887
SOH/AGL Deduction			52,510
ASSESSED VALUE			131,377
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			80,655
TOTAL JUST VALUE			183,887
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			170,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24689	ADDITION	4,687	05/01/2011
MH94719	MH MOVE-ON	0	12/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2313/0842	10/11/2019	WD	Q	I	01	126,000
GRANTOR: MCKENNA KEVIN M & TER						
GRANTEE: TURPIN RICHARD ALLE						
1995/0559	7/31/2015	WD	Q	I	02	83,000
GRANTOR: NEUBAUER BARBARA R						
GRANTEE: MCKENNA KEVIN M & T						

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	0855	CONC PAVR	0	100	0	282.00	SF	10.00	10.00	100	2011	2011	3	91	2,566	

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

BUILDING NOTES	
86130 SHADY OAK DR, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=1997] W8 USP=[YR=2015] N10 W12 S10 E12\$ W52 S24 E38	
UOP=[YR=2009] S6 E10 N6 W10 \$ E22N24 \$.	

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

