

LOT 11
IN OR 2036/1870
OAK WOODS PB 5/370

IVEY CHARLES J & DEBRA FENDER
86033 CREEK DR
YULEE, FL 32097

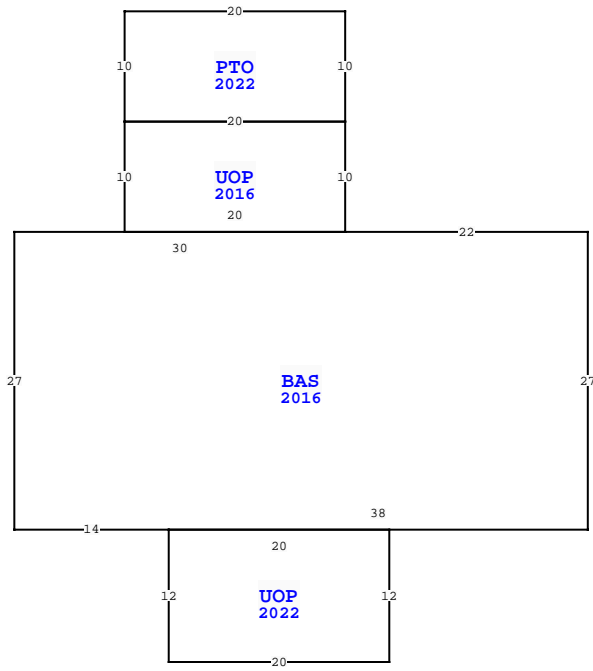
2025

38-2N-27-1525-0011-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 50	
Interior Floor	14	CARPET 50	
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
BAS	1,404	100	2016
PTO	200	5	2022
UOP	200	25	2016
UOP	240	25	2022
TOTALS	2,044		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,524	116.0000	98.60	150,266	2016	2016	0	0	20.00	80.00		
1 M/H 94+ - 100% - 2017 Heated Area: 1404 HX Base Yr 2017													



NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		120,213			
TOTAL MARKET OB/XF VALUE		4,914			
TOTAL LAND VALUE - MARKET		85,000			
TOTAL MARKET VALUE		210,127			
SOH/AGL Deduction		101,321			
ASSESSED VALUE		108,806			
TOTAL EXEMPTION VALUE		50,722		HX HB	
BASE TAXABLE VALUE		58,084			
TOTAL JUST VALUE		210,127			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		197,895			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165729	CO ISSUED	0	05/12/2016
B1632209	SHED	0	05/02/2016
MH165729	MH MOVE-ON	0	04/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2036/1870	3/09/2016	WD U	V		37	25,000
GRANTOR: DARWIN CHARLES & THER						
GRANTEE: IVEY CHARLES J & DE						
1518/1303	8/10/2007	WD Q	V			42,000
GRANTOR: WORTH RANZY H						
GRANTEE: DARWIN CHARLES & TH						

EXTRA FEATURES														BLD DATE		LGL DATE				
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	INC DATE	AG DATE	MLU	
1	0940	SHEDS/PORT	0	100	30	12			19.50	100	2016	2016	3	70	4,914				05/08/2025	MLU
TOTALS														86033 CREEK DR, YULEE						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2016] W22 UOP=[YR=2016] N10 PTO=[YR=2022] N10 W20 S10 E20\$ W20 S10 E20\$ W30 S27 E14 UOP=[YR=2022] S12 E20 N12 W20\$ E38 N27\$.													

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							