

LOT 12
IN OR 760/1155
R622262 & R622263

BARNES KEVIN
PO BOX 154
YULEE, FL 32041-0154

2025

38-2N-27-1525-0012-0000

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 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
BAS	1,863	100	1995
TOTALS	1,863		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,863	117.2000	99.62	185,592	1995	1995		0	0	70.00
1 M/H 94+ - 100% - 1996										Heated Area: 1863	HX Base Yr 1996
TOTALS										1,863	55,678

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			55,678
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			140,678
SOH/AGL Deduction			68,184
ASSESSED VALUE			72,494
TOTAL EXEMPTION VALUE	HX HB		47,494
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			140,678
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			129,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-842	MH MOVE-ON	0	03/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0760/1155	5/22/1996	QC	Q	I	06	37,000
GRANTOR: BARNES KAREN						
GRANTEE: BARNES KEVIN						
0724/0871	2/23/1995	WD	Q	V		23,500
GRANTOR: LAWHON KARL ETAL						
GRANTEE: BARNES KEVIN & KARE						

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

BLD DATE	09/18/2014	KK	LGL DATE	
XF DATE			LAND DATE	05/08/2025
INC DATE			AG DATE	MLU
86051 CREEK DR, YULEE				

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1995] W69 S27 E69 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	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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							