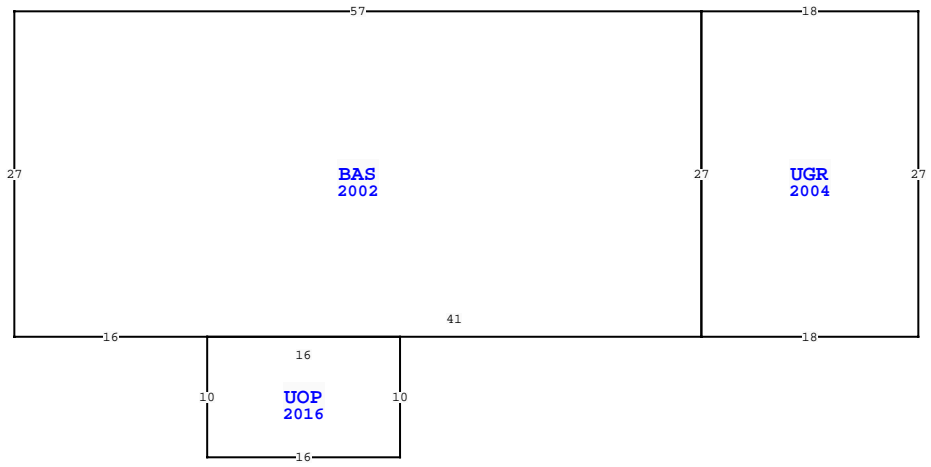




BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	04 PLYWOOD 100				
Interior Floor	14 CARPET 80				
Interior Floor	08 SHT VINYL 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100	2002	1,539	106,368
UGR	486	45	2004	219	15,136
UOP	160	25	2016	40	2,765
TOTALS	2,185			1,798	124,269

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,798	123.2000	104.72	188,287	1998	2011	0	0	34.00	66.00
1 M/H 94+ - 100% - 2021 Heated Area: 1539 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			124,269
TOTAL MARKET OB/XF VALUE			8,310
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			217,579
SOH/AGL Deduction			65,665
ASSESSED VALUE			151,914
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			101,192
TOTAL JUST VALUE			217,579
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			201,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023740	MH MOVE-ON	0	03/03/2002
M025736	H/AC	0	01/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2379/0547	7/24/2020	WD Q	I	01		175,000
GRANTOR: HORTON BARNEY A & MAR						
GRANTEE: GARRISON JOHN ANTHO						
2368/0793	5/15/2020	QC U	I	11		100
GRANTOR: CLOUD MATTHEW						
GRANTEE: HORTON BARNEY A & M						

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	0810	CONCRETE A	0 100	0 0	240.00	SF	6.50	6.50	100	2002	2002	3	80	1,248	
2	0940	SHEDS/PORT	0 100	10 10	100.00	SF	30.00	30.00	100	2002	2002	3	20	600	
3	0812	CONCRETE C	0 100	0 0	1,857.00	SF	4.00	4.00	100	2007	2007	3	87	6,462	

TOTALS		86079 CREEK DR, YULEE			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/08/2025	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002] W57 S27 E16 UOP=[YR=2016] S10 E16 N10 W16\$ E41	
UGR=[YR=2004] E18 N27 W18 S27\$ 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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000										