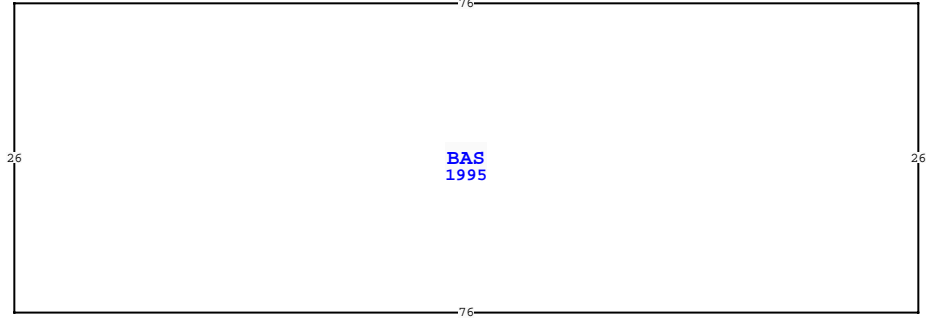


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	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	1,976	123.6000	105.06	207,599	1994	1999	0	0	58.00	42.00		
1 M/H 94+ - 100% - 1996 Heated Area: 1976 HX Base Yr 1996													



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	1,976	100	1995	1,976	87,192
TOTALS	1,976			1,976	87,192

86065 SHADY OAK DR, YULEE

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

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	1242	WD DECK A	0	100	8	8		64.00	SF	10.00				128	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			87,192
TOTAL MARKET OB/XF VALUE			128
TOTAL LAND VALUE - MARKET			170,000
TOTAL MARKET VALUE			257,320
SOH/AGL Deduction			156,831
ASSESSED VALUE			100,489
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			49,767
TOTAL JUST VALUE			257,320
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,725

DW/MH VIN: FLFLR70(A/B)222035K
RP: 621689 & 621690 - 1994 FLEETWOOD (1996)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-427	MH MOVE-ON	44,000	03/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/1402	5/25/2022	QC	U	I	11	100

GRANTOR: KILLMEYER RUTH
GRANTEE: KITCHESN GLENN E JR
0702/0157 4/12/1994 WD Q V 20,000
GRANTOR: SHEFFIELD J HOWARD ET
GRANTEE: KITCHENS GLENN JR &

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1995] W76 S26 E76 N26\$.

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							
2	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							