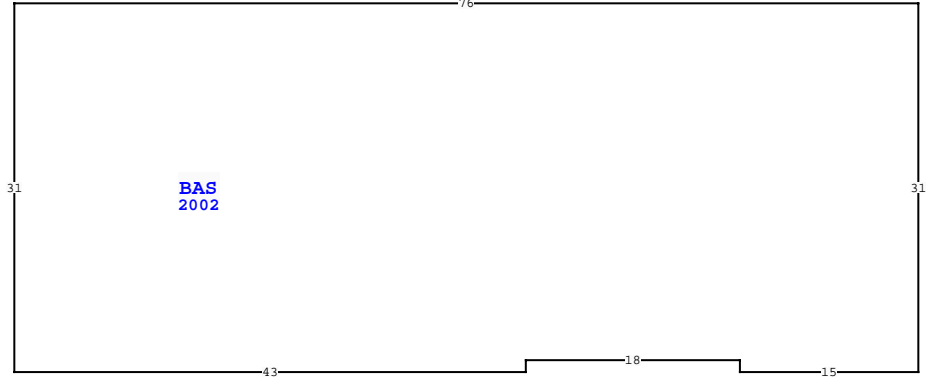




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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	2,338	100	2002
TOTALS	2,338		2,338
			111,798

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,338	117.2000	99.62	232,912	2002	2002	0	0	52.00	48.00	
1 M/H 94+ - 100% - 2012 Heated Area: 2338 HX Base Yr 2012												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			111,798
TOTAL MARKET OB/XF VALUE			10,064
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			206,862
SOH/AGL Deduction			108,632
ASSESSED VALUE			98,230
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			47,508
TOTAL JUST VALUE			206,862
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			193,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023894	MH MOVE-ON	0	07/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1727/0003	2/25/2011	WD	U	I	11	90,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: RANKIN JERRY LEE						
1669/0434	3/29/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CHASE HOME FINANCE						

EXTRA FEATURES		86127 SHADY OAK DR, YULEE															
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			320.00	SF	6.50	100	2002	2002	3	80	1,664
2	0510	GARAGE WD-	0	100	20	20			400.00	SF	35.00	100	2011	2011	3	60	8,400

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2002] W76 S31 E43 N1 E18 S1 E15 N31\$.												

LAND DESCRIPTION													TOTAL OB/XF 10,064												
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								