

LOT 21
IN OR 766 PG 1575
R622177 & R622178

FARMER JOYCE G
86102 CREEK DRIVE
YULEE, FL 32097

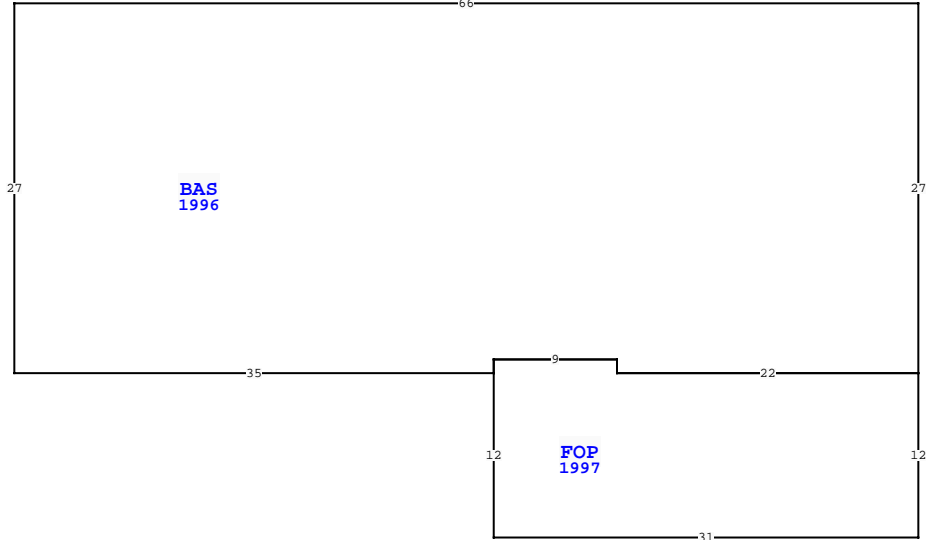
2025

38-2N-27-1525-0021-0000



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	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
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	04	Quality Level 04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,773	100	1996
FOP	381	30	1997
TOTALS	2,154		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	94+	- 100%	- 1997							
				Heated Area:	1773			HX Base Yr	1997		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			62,248
TOTAL MARKET OB/XF VALUE			3,271
TOTAL LAND VALUE - MARKET			87,550
TOTAL MARKET VALUE			153,069
SOH/AGL Deduction			78,196
ASSESSED VALUE			74,873
TOTAL EXEMPTION VALUE	HX HB WX		54,873
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			153,069
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			149,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17457	H/AC	0	08/01/2012
973931	ADDITION	0	05/01/1997
961409	MH MOVE-ON	0	07/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0766/1575	7/29/1996	WD	Q	V		28,500
GRANTOR: MCLEOD LOREN MARC						
GRANTEE: FARMER LAWRENCE SR						
0766/0185	7/23/1996	WD	Q	V	01	100
GRANTOR: MCLEOD LUTHER M & NOR						
GRANTEE: MCLEOD LOREN MARC						

EXTRA FEATURES		86102 CREEK DR, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	1242	WD DECK A	0 100
2	0500	FP-PRE FAB	0 100

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	12	24	288.00	SF	10.00	10.00	100	1997	1997	3	20	576	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
TOTALS																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1996] W66 S27 E35 FOP=[YR=1997] S12 E31 N12 W22 N1 W9 S1 \$ N1 E9 S1 E22 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	1.03	AC		1.00	1.00	1.00	85,000.00	85,000.00	87,550							