IN OR 2269/447

MUCKENFUSS JENNIE L/E/
86062 DEBBIE RD
YULEE, FL 32097

2025

39-3N-27-0000-0001-0250

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

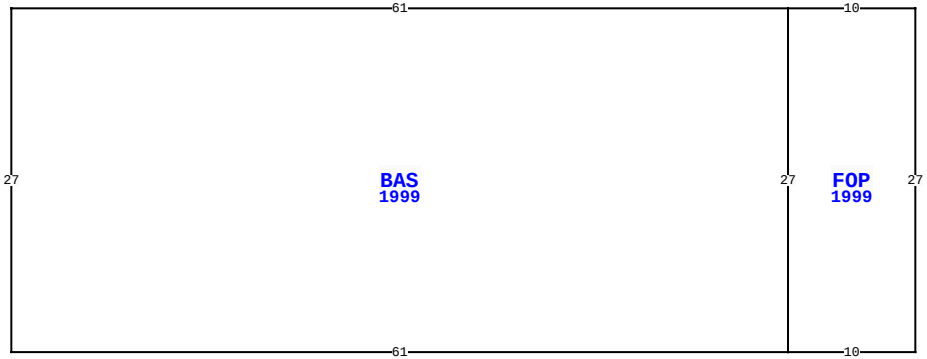
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,647	100	1999	1,647	73,850
FOP	270	30	1999	81	3,632
TOTALS	1,917			1,728	77,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	125.6000	106.76	184,481	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2006 Heated Area: 1647 HX Base Yr 2006



87038 BROOKER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		77,482
TOTAL MARKET OB/XF VALUE		13,399
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		175,881
SOH/AGL Deduction		93,800
ASSESSED VALUE		82,081
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		26,359
TOTAL JUST VALUE		175,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413970	GARAGE	23,760	11/01/2004
M992623	MH MOVE-ON	0	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2269/0447	4/05/2019	QC	U	I	11	100
GRANTOR: MUCKENFUSS JENNIE						
GRANTEE: MCNURNEY PATRICK L						
0853/1237	10/27/1998	WD	Q	I		18,000
GRANTOR: DUBERLY TERRY P/R						
GRANTEE: MUCKENFUSS JACOB JR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1999] W10 BAS=[YR=1999] W61 S27 E61 N27$ S27 E10 N27$.

EXTRA FEATURES

LN	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	0510	GARAGE WD-	0	100	20	20	400.00	SF	23.45	23.45	100	1980	1980	3	20	1,876	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
3	0681	POLE SHED	0	100	20	8	160.00	SF	15.00	15.00	100	1999	1999	3	26	624	
4	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2004	2004	3	32	8,064	

LAND DESCRIPTION

TOTAL OB/XF 13,399

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	142.00	306.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 08/31/2022 BY NWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS