TRACTS 126 & 127 R434122
OR 622 PG 198
R787592 & R787593

TAYLOR ANNIE J
86120 DEBBIE ROAD
YULEE, FL 32097

2025

51-3N-27-4881-0126-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

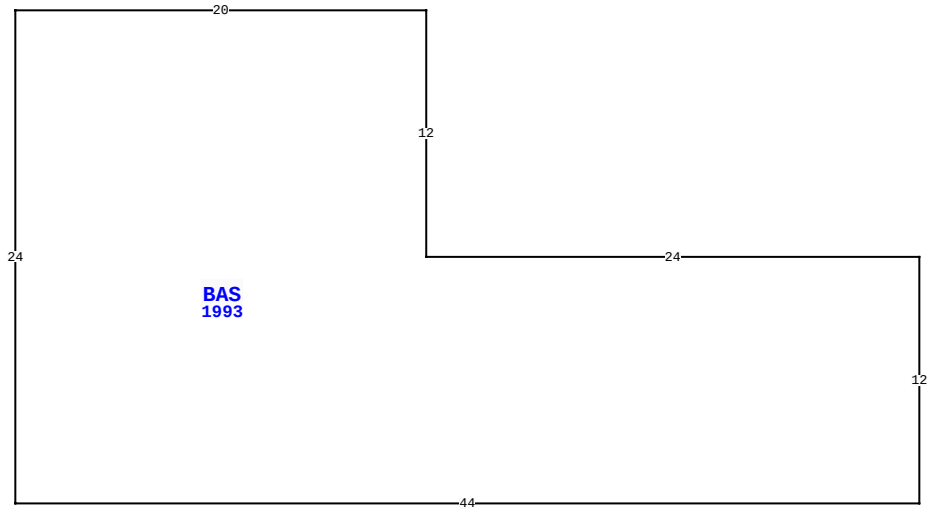
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD 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	4040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	1993	768	16,902
TOTALS	768			768	16,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	768	91.7000	73.36	56,340	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 768 HX Base Yr



86120 DEBBIE RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		189,089
TOTAL MARKET OB/XF VALUE		5,095
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		364,184
SOH/AGL Deduction		190,153
ASSESSED VALUE		174,031
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		118,309
TOTAL JUST VALUE		364,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992949	MH MOVE-ON	0	12/01/1999
8006	MH MOVE-ON	20,000	12/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0622/0198	3/20/1991	QC	Q	I	06	100
GRANTOR: SCHNEIDER FRED & L						
GRANTEE: TAYLOR ERNEST & ANN						
0580/0284	10/02/1989	WD	Q	V	01	100
GRANTOR: SCHNEIDER BESSIE						
GRANTEE: SCHNEIDER FRED & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 N12 W20 S24 E44 N12 $.

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	0940	SHEDS/PORT	0	100	7	16	112.00	SF	20.10	20.10	100	1980	1980	3	20	450	
2	0680	POLE SHED	0	100	8	16	128.00	SF	10.00	10.00	100	1980	1980	3	20	256	
3	0350	CARPORT WD	0	100	7	12	84.00	SF	13.00	13.00	100	1985	1985	3	20	218	
4	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50	6.50	100	1991	1991	3	59.5	696	
5	0681	POLE SHED	0	100	8	16	128.00	SF	15.00	15.00	100	1990	1990	3	20	384	
6	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	1990	1990	3	20	256	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 5,095

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		RM	153.00	285.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
2	000100	C	RES	100		RM	153.00	285.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 08/25/2022 BY NWA Total Acres: 2.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS

TRACTS 126 & 127 R434122
OR 622 PG 198
R787592 & R787593

TAYLOR ANNIE J
86120 DEBBIE ROAD
YULEE, FL 32097

2025

51-3N-27-4881-0126-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

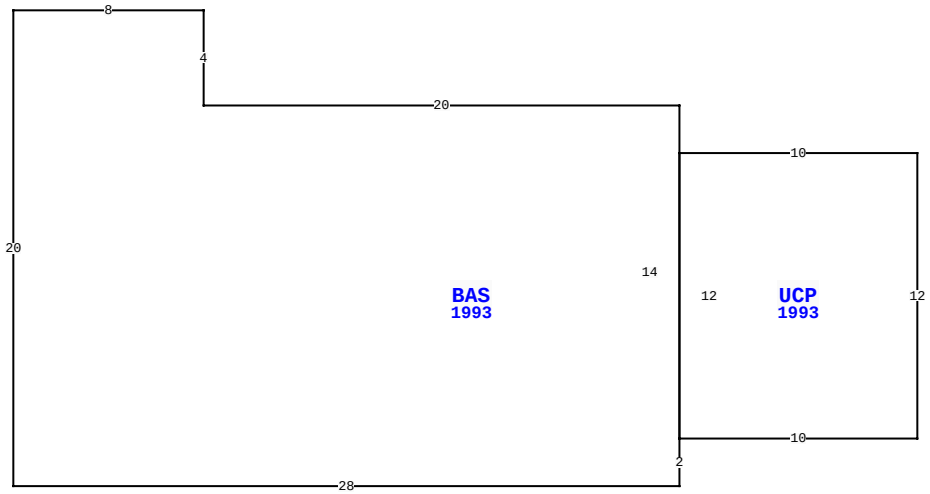
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	1993	480	41,406
UCP	120	20	1993	24	2,070
TOTALS	600			504	43,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	504	103.0000	103.00	51,912	1988	1988	0	0	0	16.25	83.75

2 SINGLE FAM – 0% - 0 Heated Area: 480 HX Base Yr



86120 DEBBIE RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		189,089
TOTAL MARKET OB/XF VALUE		5,095
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		364,184
SOH/AGL Deduction		190,153
ASSESSED VALUE		174,031
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		118,309
TOTAL JUST VALUE		364,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0622/0198	3/20/1991	QC	Q	I	06	100
GRANTOR: SCHNEIDER FRED & L						
GRANTEE: TAYLOR ERNEST & ANN						
0580/0284	10/02/1989	WD	Q	V	01	100
GRANTOR: SCHNEIDER BESSIE						
GRANTEE: SCHNEIDER FRED & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 N4 W8 S20 E28 N2 UCP=[YR=1993] E10 N12 W10 S12 $ N14 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/25/2022 BY NWA Total Acres: 2.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS

TRACTS 126 & 127 R434122
OR 622 PG 198
R787592 & R787593

TAYLOR ANNIE J
86120 DEBBIE ROAD
YULEE, FL 32097

2025

51-3N-27-4881-0126-0000

BUILDING CHARACTERISTICS

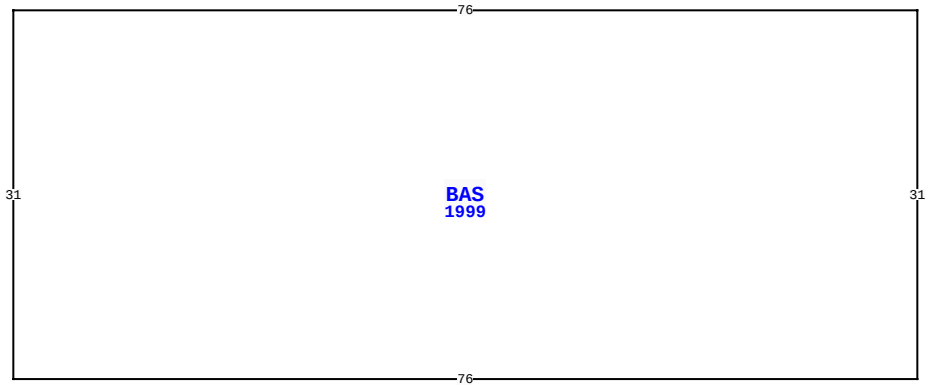
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	1999	2,356	128,711
TOTALS	2,356			2,356	128,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	123.6000	105.06	247,521	1999	2004	0	0	0	48.00	52.00

3 M/H 94+ – 100% - 0 Heated Area: 2356 HX Base Yr



86120 DEBBIE RD, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		189,089
TOTAL MARKET OB/XF VALUE		5,095
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		364,184
SOH/AGL Deduction		190,153
ASSESSED VALUE		174,031
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		118,309
TOTAL JUST VALUE		364,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0622/0198	3/20/1991	QC	Q	I	06	100
GRANTOR: SCHNEIDER FRED & L						
GRANTEE: TAYLOR ERNEST & ANN						
0580/0284	10/02/1989	WD	Q	V	01	100
GRANTOR: SCHNEIDER BESSIE						
GRANTEE: SCHNEIDER FRED & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S31 E76 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/25/2022 BY NWA Total Acres: 2.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS