PT SW1/4 OF SW1/4 OF FRAC SEC
4-2N-27E PAR'S 3-17 & 3-53
OR 1180/964 & OR 1180/968

COOK ROBERT P & SONYA C
PO BOX 198
YULEE, FL 32041-0198

2026

04-2N-27-0000-0003-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

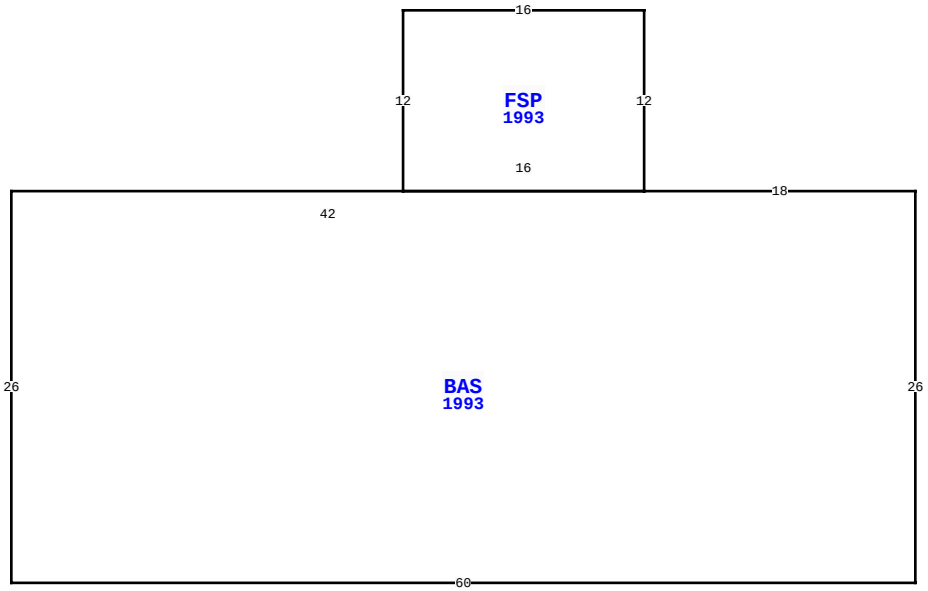
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1993	1,560	39,382
FSP	192	60	1993	115	2,903
TOTALS	1,752			1,675	42,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,675	99.0000	84.15	140,951	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 100% - 2004 Heated Area: 1560 HX Base Yr 2004



86118 MACAW RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		42,285
TOTAL MARKET OB/XF VALUE		5,123
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		227,408
SOH/AGL Deduction		157,598
ASSESSED VALUE		69,810
TOTAL EXEMPTION VALUE	HX HB	44,810
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		227,408
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1180/0964	10/14/2003	WD	Q	I		75,000
GRANTOR: DAVIS ANNA K						
GRANTEE: COOK ROBERT P & SON						
0555/0378	10/21/1988	WD	U	I	07	100
GRANTOR: FLOOD						
GRANTEE: DAVIS BENJAMIN F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FSP=[YR=1993] N12 W16 S12 E16 $ W42 S26 E60 N26 $.

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	0	0	192.00	SF	30.00	30.00	100	1981	1981	3	20	1,152	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1985	1985	3	20	600	
3	0350	CARPORT WD	0	100	24	18	432.00	SF	13.00	13.00	100	1988	1988	3	20	1,123	
4	0754	FOP	0	100	12	8	96.00	SF	15.00	15.00	100	1988	1988	3	20	288	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 5,123

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	0.00	0.00	2.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	180,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS