PT SEC 4-2N-27E IN
OR 2531/1466

SEAY MILDRED &/BORDEN BARBARA ANN
86240 WREN RD
YULEE, FL 32097-0031

2026

04-2N-27-0000-0003-0240

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

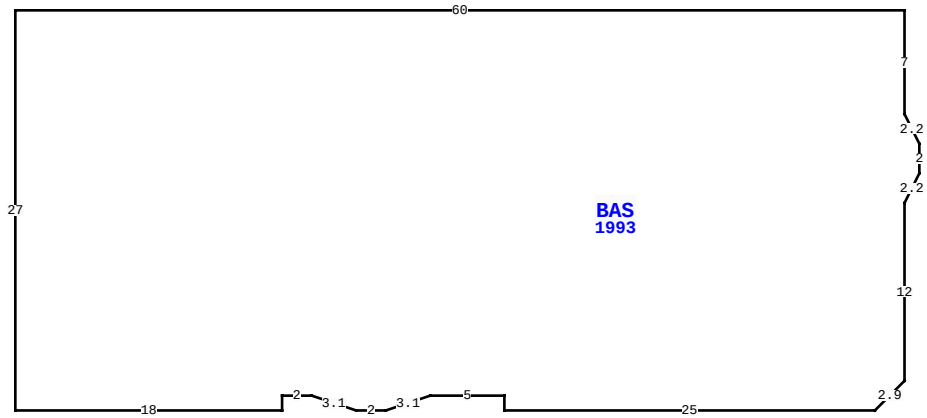
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1993	1,612	50,972
TOTALS	1,612			1,612	50,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,612	124.0000	105.40	169,905	1987	1987	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1612 HX Base Yr 1988



86240 WREN RD, YULEE

BLD DATE	06/01/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2026 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		50,972
TOTAL MARKET OB/XF VALUE		2,772
TOTAL LAND VALUE - MARKET		177,300
TOTAL MARKET VALUE		231,044
SOH/AGL Deduction		161,407
ASSESSED VALUE		69,637
TOTAL EXEMPTION VALUE	HX HB SL	69,637
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		231,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2531/1466	4/15/2020	QC	U	I	14	100
GRANTOR: SEAY MILDRED						
GRANTEE: SEAY MILDRED L & BA						
0591/0226	2/22/1990	QC	Q	I	01	100
GRANTOR: SEAY JIMMIE L						
GRANTEE: SEAY MILDRED L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E18 N1 E2 D1 R3 E2 U1 R3 E5 S1 E25 U2 R2 N12 R1 U2 N2 U2 L1 N7$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	
2	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2010	2010	3	35	112	
3	1242	WD DECK A	0	100	18	10	180.00	SF	10.00	10.00	100	2010	2010	3	35	630	

LAND DESCRIPTION

TOTAL OB/XF 2,772

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	0002	OR	0.00	0.00	1.97	AC		1.00	1.00	1.00	90,000.00	90,000.00	177,300							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.97 Total Land Value: 177,300 Market: 0 Agricultural: 0 Common: 177,300 PRINTED 07/09/2026 BY SYS