IN OR 1850/1919
R621852 & R621851

WILLIAMS JOHN L & JANET F
PO BOX 1435
YULEE, FL 32041

2026

04-2N-27-0000-0003-0270

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	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		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

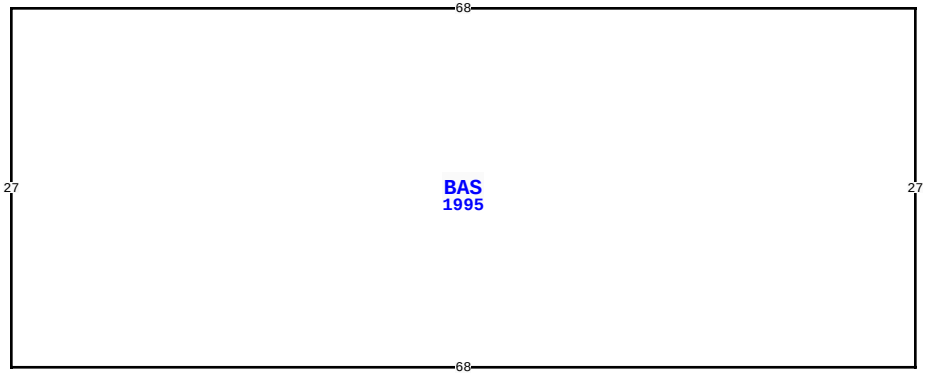
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1995	1,836	58,297
TOTALS	1,836			1,836	58,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	117.6000	105.84	194,322	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ 0% - 0 Heated Area: 1836 HX Base Yr



86115 WREN RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	58,297
TOTAL MARKET OB/XF VALUE	3,804
TOTAL LAND VALUE - MARKET	360,000
TOTAL MARKET VALUE	422,101
SOH/AGL Deduction	202,941
ASSESSED VALUE	219,160
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,160
TOTAL JUST VALUE	422,101
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	399,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961122	MH MOVE-ON	0	07/16/1996
95 1122	MH MOVE-ON	0	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1850/1919	4/15/2013	WD	U	I	11	100
GRANTOR: MURPHY MELBA R						
GRANTEE: WILLIAMS JOHN L & J						
0693/0836	12/03/1993	WD	U	I	10	12,000
GRANTOR: FLOOD LOUISE ETAL						
GRANTEE: MURPHY ROBERT & MEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W68 S27 E68 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	1242	WD DECK A	0	0	27	10	270.00	SF	10.00	10.00	100	1998	1998	3	20	540	
2	0755	FSP	0	0	12	68	816.00	SF	20.00	20.00	100	2004	2004	3	20	3,264	

LAND DESCRIPTION

TOTAL OB/XF 3,804

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	0	0002	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	360,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/09/2026 BY SYS