IN OR 837/1763 EX 3-55
R673343 & R673344

FERGUSON KEITH R
86104 MACAW ROAD
YULEE, FL 32097

2026

04-2N-27-0000-0003-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

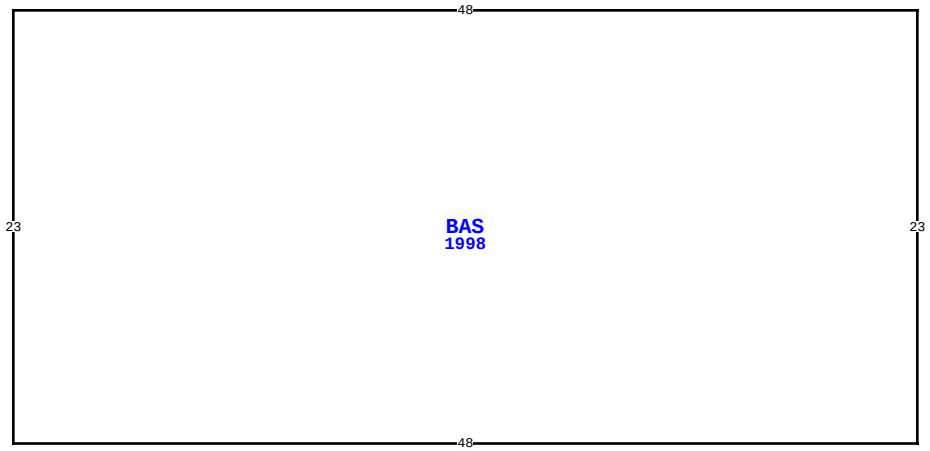
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,104	100	1998	1,104	40,758
TOTALS	1,104			1,104	40,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,104	117.2000	105.48	116,450	1998	1998	0	0	0	65.00	35.00

2 M/H 94+ 100% - 1999 Heated Area: 1104 HX Base Yr 1999



86104 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		40,758
TOTAL MARKET OB/XF VALUE		128
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		130,886
SOH/AGL Deduction		71,641
ASSESSED VALUE		59,245
TOTAL EXEMPTION VALUE	HX HB	34,245
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		130,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982231	MH MOVE-ON	0	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0837/1763	6/16/1998	WD	Q	I		19,600
GRANTOR: EASTERLING DAVID B						
GRANTEE: FERGUSON KEITH R						
0616/1040	1/11/1991	WD	U	I	10	8,000
GRANTOR: MCKENDREE WM C						
GRANTEE: EASTERLING DAVID B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 S23 E48 N23$.

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	100	8	8	64.00	SF	10.00	10.00	100	1980	1980	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 128

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	1.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS