IN OR 496/1237 & OR 1284/1976
PARCELS 3-42 & 3-63
R672910 & R672911

PATTON RANDALL C
86374 MACAW ROAD
YULEE, FL 32097

2026

04-2N-27-0000-0003-0420

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 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

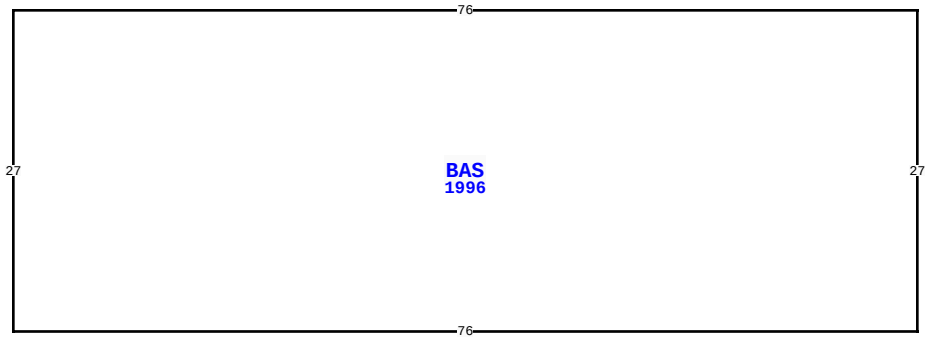
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	1996	2,052	64,934
TOTALS	2,052			2,052	64,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	117.2000	105.48	216,445	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ 100% - 0 Heated Area: 2052 HX Base Yr 1986



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		64,934
TOTAL MARKET OB/XF VALUE		3,180
TOTAL LAND VALUE - MARKET		104,400
TOTAL MARKET VALUE		172,514
SOH/AGL Deduction		90,751
ASSESSED VALUE		81,763
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		30,352
TOTAL JUST VALUE		172,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961551	MH MOVE-ON	0	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0496/1237	8/01/1986	QC	U	I		100
GRANTOR:						
GRANTEE:						
0354/0625	2/01/1982	WD	Q	V		8,000
GRANTOR:						
GRANTEE:						

86374 MACAW RD, YULEE

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

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	0751	UOP	0	100	10	26	260.00	SF	10.00	10.00	100	1996	1996	3	20	520	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,180

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							
2	000100	C	RES	100		OR	0.00	0.00	0.16	AC		1.00	1.00	1.00	90,000.00	90,000.00	14,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.16 Total Land Value: 104,400 Market: 0 Agricultural: 0 Common: 104,400 PRINTED 07/09/2026 BY SYS