IN OR 457 PG 471
2009 FLTW DW/MH

HAWK ROBERT E & CONNIE M
86357 MACAW ROAD
YULEE, FL 32097

2026

04-2N-27-0000-0003-0490

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 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

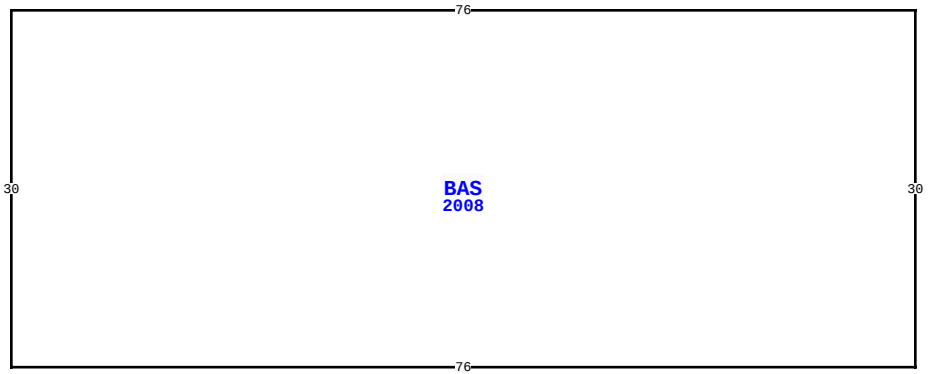
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2008	2,280	139,487
TOTALS	2,280			2,280	139,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	117.2000	105.48	240,494	2008	2008	0	0	0	42.00	58.00

1 M/H 94+ 100% - 0 Heated Area: 2280 HX Base Yr 1986



86357 MACAW RD, YULEE

BLD DATE		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		139,487
TOTAL MARKET OB/XF VALUE		2,296
TOTAL LAND VALUE - MARKET		75,285
TOTAL MARKET VALUE		217,068
SOH/AGL Deduction		80,947
ASSESSED VALUE		136,121
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,710
TOTAL JUST VALUE		217,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5093	CO ISSUED	0	09/23/2008
E21001	ELEC OTHER	0	07/01/2008
M13966	MECH OTHER	0	07/01/2008
P13324	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0457/0471	6/01/1985	WD	Q	V		6,300

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S30 E76 N30 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	90	1,800	
2	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	2009	2009	3	31	496	

LAND DESCRIPTION

TOTAL OB/XF 2,296

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	0.83	AC		1.00	1.00	1.00	90,000.00	90,000.00	74,700							
2	009630	C	SWAMP	100		OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	500.00	500.00	585							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 75,285 Market: 0 Agricultural: 0 Common: 75,285 PRINTED 07/09/2026 BY SYS