IN OR 2670/1243

DWINNELL RICHARD J
86039 MOCKINGBIRD LANE
YULEE, FL 32097

2026

04-2N-27-0000-0004-0100

BUILDING CHARACTERISTICS

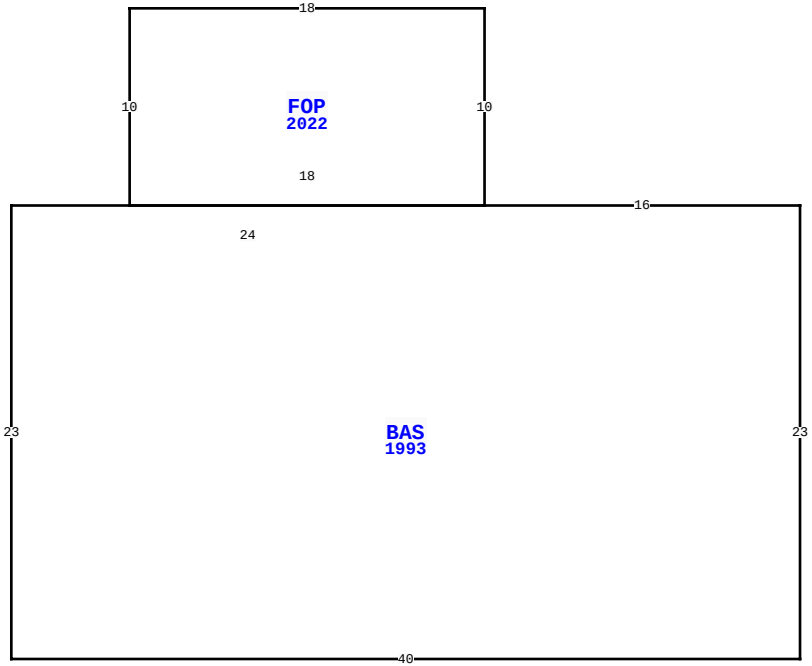
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	920	100	1993	920	28,997
FOP	180	30	2022	54	1,702
TOTALS	1,100			974	30,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	974	123.6000	105.06	102,328	1992	1992	0	0	0	70.00	30.00

1 M/H 93- 100% - 2026 Heated Area: 920 HX Base Yr



86039 MOCKINGBIRD LN, 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		48,786
TOTAL MARKET OB/XF VALUE		120
TOTAL LAND VALUE - MARKET		81,010
TOTAL MARKET VALUE		129,916
SOH/AGL Deduction		0
ASSESSED VALUE		129,916
TOTAL EXEMPTION VALUE	13	129,916
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		129,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2670/1243	9/29/2023	WD	U	I	30	55,000
GRANTOR: DWINNELL TIMOTHY R						
GRANTEE: DWINNELL RICHARD J						
1450/0240	10/06/2006	WD	U	I	07	100
GRANTOR: DAVIS MARK						
GRANTEE: DWINNELL TIMOTHY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=2022] N10 W18 S10 E18$ W24 S23 E40 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	6	10	60.00	SF	10.00	10.00	100	1993	1993	3	20	120	

LAND DESCRIPTION

TOTAL OB/XF 120

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	0007	OR	0.00	0.00	0.90	AC		1.00	1.00	1.00	90,000.00	90,000.00	81,000							
2	009400	C	RIGHT-OF-WAY	100		OR	0.00	0.00	0.10	AC		1.00	1.00	1.00	100.00	100.00	10							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 81,010 Market: 0 Agricultural: 0 Common: 81,010 PRINTED 07/09/2026 BY SYS

IN OR 2670/1243

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86039 MOCKINGBIRD LANE
YULEE, FL 32097

2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

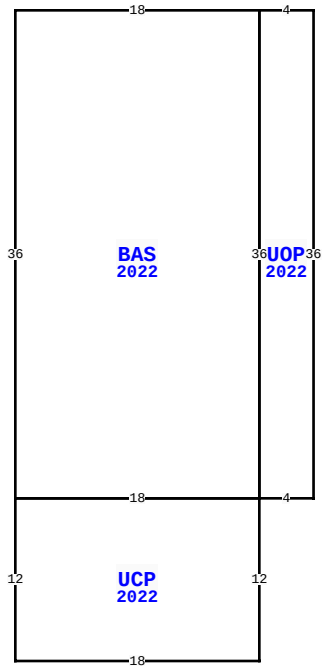
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	648	100	2022	648	16,280
UCP	216	20	2022	43	1,080
UOP	144	20	2022	29	729
TOTALS	1,008			720	18,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	67.1000	26.17	18,842	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 100% - 2026 Heated Area: 648 HX Base Yr



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1450/0240	10/06/2006	WD	U	I	07	100
GRANTOR: DAVIS MARK						
GRANTEE: DWINNELL TIMOTHY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 S36 UCP=[YR=2022] S12 E18 N12 UOP=[YR=2022] E4 N36 W4 S36$ W18$ E18 N36$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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