PT OF TRACT A & PT OF LOT 16
IN OR 2004/1712
& ESMT IN OR 390/470

BUCKLAND STEVEN D
86029 HUMMINGBIRD LN
YULEE, FL 32097

2026

04-2N-27-4290-000A-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

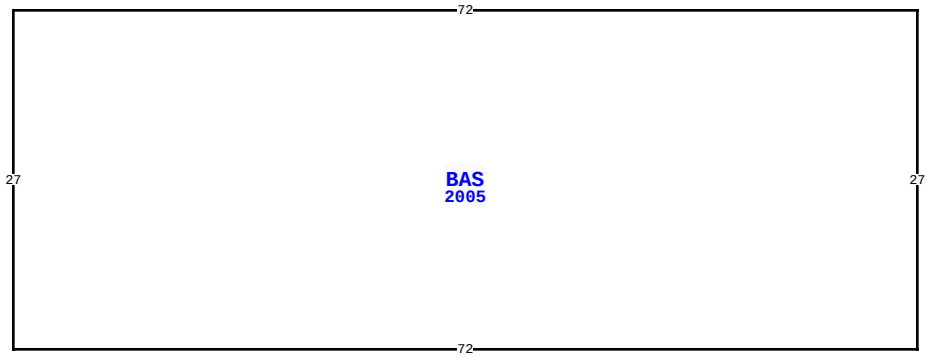
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	2005	1,944	60,357
TOTALS	1,944			1,944	60,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,944	86.2400	77.62	150,893	1999	1999	0	0	0	60.00	40.00

1 M/H 94+ 0% - 2023 Heated Area: 1944 HX Base Yr



86029 HUMMINGBIRD LN, 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	60,357
TOTAL MARKET OB/XF VALUE	4,340
TOTAL LAND VALUE - MARKET	138,600
TOTAL MARKET VALUE	203,297
SOH/AGL Deduction	0
ASSESSED VALUE	203,297
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,297
TOTAL JUST VALUE	203,297
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4674	ELEC OTHER	0	08/11/2006
E15711	ELEC OTHER	0	09/01/2005
P10067	OTHER	0	09/01/2005
P951523	CHNGE SRVC	0	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2004/1712	9/23/2015	QC	U	I	11	100
GRANTOR: TODD MAZIE E						
GRANTEE: TODD MAZIE E & STEV						
1998/1404	8/21/2015	QC	U	I	11	100
GRANTOR: MIXON RONALD						
GRANTEE: TODD MAZIE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W72 S27 E72 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
2	0751	UOP	0	0	0	0	381.00	SF	10.00	10.00	100	1995	1995	3	20	762	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	
4	0351	CARPORT MT	0	0	18	16	288.00	SF	10.00	10.00	100	2008	2008	3	27	778	

LAND DESCRIPTION

TOTAL OB/XF 4,340

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		OR	0.00	0.00	1.54	AC		1.00	1.00	1.00	90,000.00	90,000.00	138,600							

REVIEW DATE 03/01/2024 BY NW Total Acres: 1.54 Total Land Value: 138,600 Market: 0 Agricultural: 0 Common: 138,600 PRINTED 07/09/2026 BY SYS