PT SW1/4 OF SW1/4 OF FRAC SEC 4-2N-27E & PT SE1/4 OF SE1/4 OF FRAC SEC 5-2N-27E PAR 1-1

MILLER SUZANNE J
86141 MACAW ROAD
YULEE, FL 32097

2026

05-2N-27-0000-0001-0010

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 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

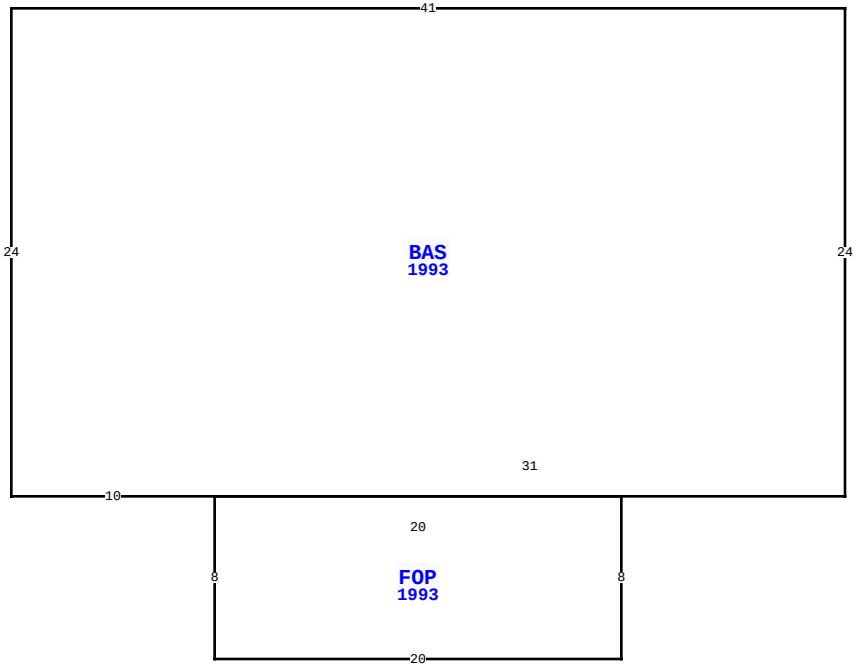
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	1993	984	31,014
FOP	160	30	1993	48	1,513
TOTALS	1,144			1,032	32,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,032	123.6000	105.06	108,422	1984	1984	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 984 HX Base Yr 1985



86141 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	1242	WD DECK A	0	100	6	20	120.00	SF	10.00	10.00	100	1986	1986	3	20	240	
2	0510	GARAGE WD-	0	100	32	24	768.00	SF	35.00	35.00	100	1985	1985	3	20	5,376	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		32,527
TOTAL MARKET OB/XF VALUE		5,616
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		128,143
SOH/AGL Deduction		86,625
ASSESSED VALUE		41,518
TOTAL EXEMPTION VALUE	HX HB WX SL	41,518
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		128,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0429/0086	8/01/1984	WD	Q	V		11,500
GRANTOR:						
GRANTEE:						
0429/0084	8/01/1984	WD	Q	V		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 S24 E10 FOP=[YR=1993] S8 E20 N8 W20$ E31 N24$.

LAND DESCRIPTION

TOTAL OB/XF 5,616

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