LOT 3
1996 SKYL DW/MH
OAK WOODS PB 5/370

PEAVY ROBERT A
86082 SHADY OAK DR
YULEE, FL 32097

2026

38-2N-27-1525-0003-0000

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 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	04	Quality Level 04

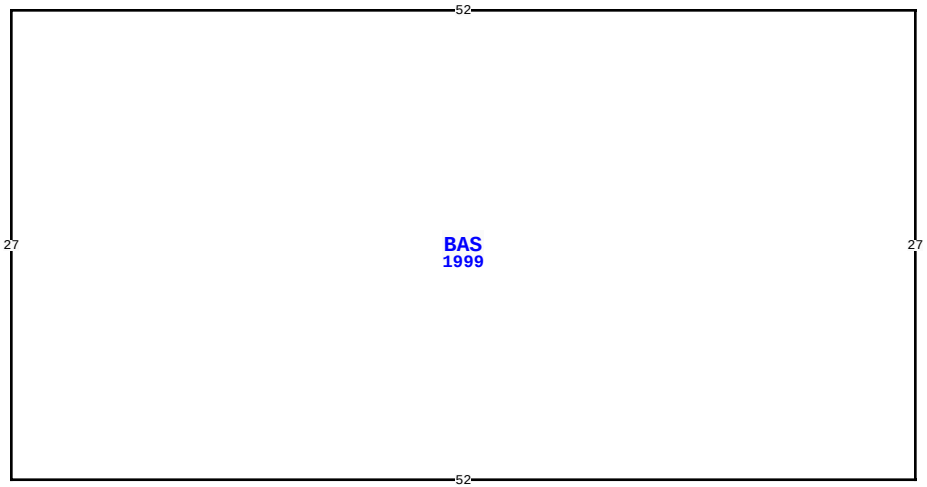
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1999	1,404	92,768
TOTALS	1,404			1,404	92,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	135.9600	122.36	171,793	1996	2006	0	0	0	46.00	54.00

1 M/H 94+ 100% - 2020 Heated Area: 1404 HX Base Yr 2020



86082 SHADY OAK DR, 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		92,768
TOTAL MARKET OB/XF VALUE		7,458
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		190,226
SOH/AGL Deduction		52,698
ASSESSED VALUE		137,528
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,117
TOTAL JUST VALUE		190,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906122	GARAGE	18,000	05/01/1999
M992583	MH MOVE-ON	0	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2264/1874	3/25/2019	WD	Q	I	01	125,000
GRANTOR: DRIGGERS RICHARD D SR						
GRANTEE: PEAVY ROBERT A						
2192/1057	4/23/2018	FJ	U	I	11	0
GRANTOR: DRIGGERS E DORIS EST						
GRANTEE: DRIGGERS RICAHRD D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W52 S27 E52 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
1	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	1999	1999	3	25	6,300	
2	0752	USP	0	100	22	12	264.00	SF	15.00	15.00	100	1999	1999	3	25	990	
3	1242	WD DECK A	0	100	0	0	84.00	SF	10.00	10.00	100	1999	1999	3	20	168	

LAND DESCRIPTION

TOTAL OB/XF 7,458

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