LOT 12
IN OR 760/1155
R622262 & R622263

BARNES KEVIN
PO BOX 154
YULEE, FL 32041-0154

2026

38-2N-27-1525-0012-0000

NASSAU COUNTY PROPERTY

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
Quality	03	Quality Level 03

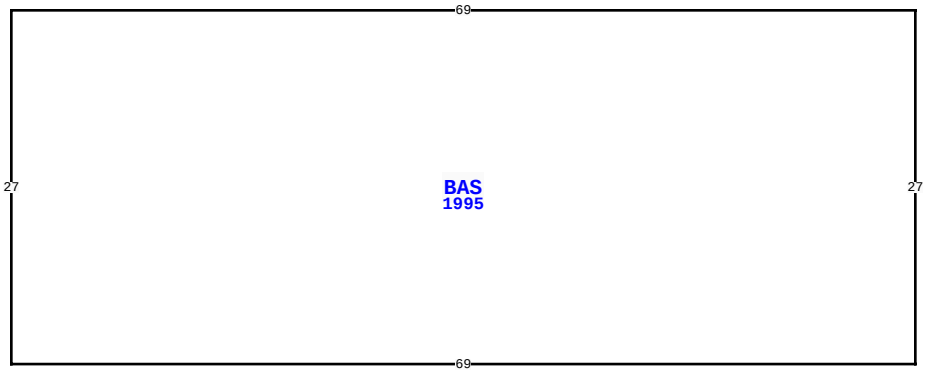
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,863	100	1995	1,863	58,953
TOTALS	1,863			1,863	58,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,863	117.2000	105.48	196,509	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ 100% - 1996 Heated Area: 1863 HX Base Yr 1996



86051 CREEK DR, YULEE

BLD DATE	09/18/2014 KK	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		58,953
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		148,953
SOH/AGL Deduction		74,502
ASSESSED VALUE		74,451
TOTAL EXEMPTION VALUE	HX HB	49,451
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		148,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-842	MH MOVE-ON	0	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0760/1155	5/22/1996	QC	Q	I	06	37,000
GRANTOR: BARNES KAREN						
GRANTEE: BARNES KEVIN						
0724/0871	2/23/1995	WD	Q	V		23,500
GRANTOR: LAWHON KARL ETAL						
GRANTEE: BARNES KEVIN & KARE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W69 S27 E69 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	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