LOT 13
OAK WOODS PB 5/370

GARRISON JOHN ANTHONY
86079 CREEK DR
YULEE, FL 32097

2026

38-2N-27-1525-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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

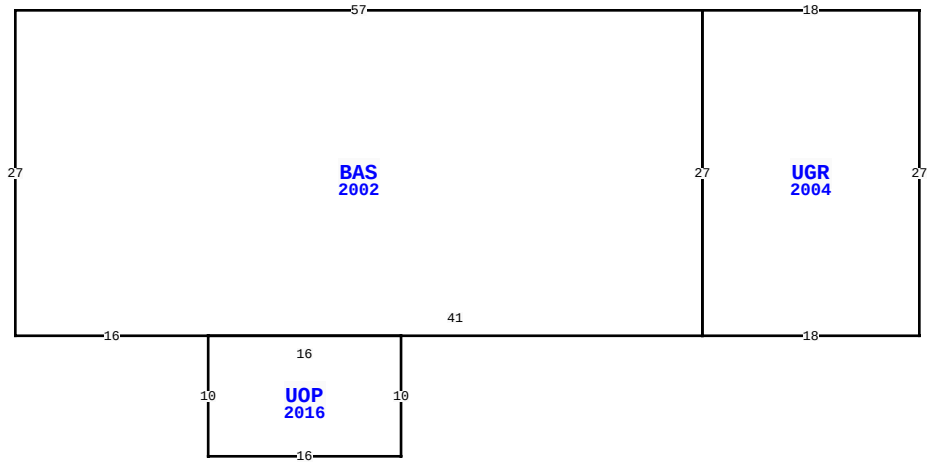
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100	2002	1,539	109,212
UGR	486	45	2004	219	15,541
UOP	160	25	2016	40	2,838
TOTALS	2,185			1,798	127,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,798	123.2000	110.88	199,362	1998	2011	0	0	0	36.00	64.00

1 M/H 94+ 100% - 2021 Heated Area: 1539 HX Base Yr 2021



86079 CREEK 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		127,592
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		218,192
SOH/AGL Deduction		62,176
ASSESSED VALUE		156,016
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,605
TOTAL JUST VALUE		218,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023740	MH MOVE-ON	0	03/03/2002
M025736	H/AC	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2379/0547	7/24/2020	WD	Q	I	01	175,000
GRANTOR: HORTON BARNEY A & MAR						
GRANTEE: GARRISON JOHN ANTHO						
2368/0793	5/15/2020	QC	U	I	11	100
GRANTOR: CLOUD MATTHEW						
GRANTEE: HORTON BARNEY A & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W57 S27 E16 UOP=[YR=2016] S10 E16 N10 W16$ E41
UGR=[YR=2004] E18 N27 W18 S27$ 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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2002	2002	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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