LOT 16
OAK WOODS PB 5 PG 370

SIMONS USA SERVICES LLC
2176 NORTHWEST DIAMOND CREEK W
JENSEN BEACH, FL 34957

2026

38-2N-27-1525-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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

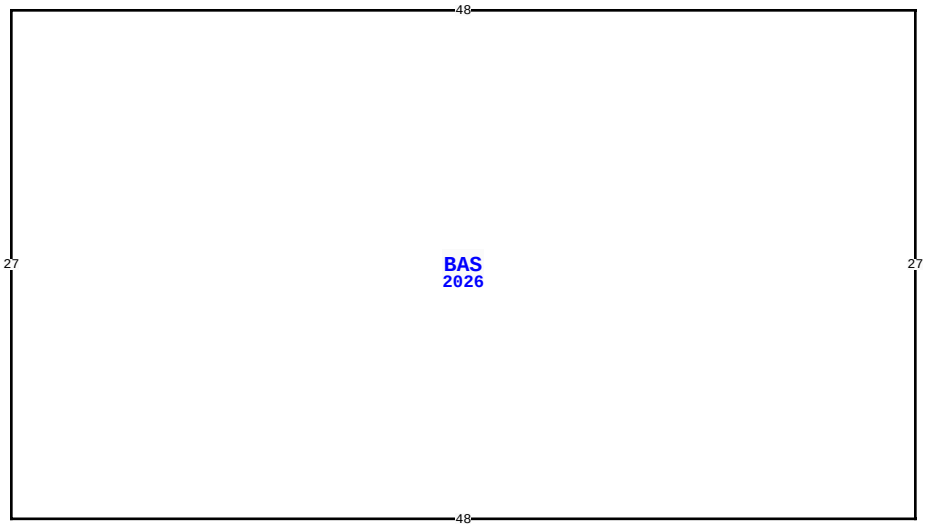
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2026	1,296	147,345
TOTALS	1,296			1,296	147,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	127.6000	114.84	148,833	2025	2025	0	0	0	1.00	99.00

1 M/H 94+ 0% - 2026 Heated Area: 1296 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	147,345
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	237,345
SOH/AGL Deduction	0
ASSESSED VALUE	237,345
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,345
TOTAL JUST VALUE	237,345
NCON VALUE	147,345
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250009098			08/14/2025
MH250005556	MANU REPL	0	05/22/2025
B24-10775	DEMO 1984 DW/MH		09/19/2024
96 1172	MH MOVE-ON	0	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/1669	7/02/2024	SW	Q	I	01	125,000
GRANTOR: MCCORMICK EARLINE MCN						
GRANTEE: SIMONS USA SERVICES						
2701/78	3/20/2024	FJ	U	I	11	0
GRANTOR: MCCORMICK DOUGLAS E						
GRANTEE: MCCORMICK EARLINE M						

86079 BIG LEAF LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,10] E48 S27 W48 N27 $
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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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 10/27/2025 BY KW Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS