

KITCHENS GLENN E JR
86065 SHADY OAK DRIVE
YULEE, FL 32097

38-2N-27-1525-0018-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		30	VINYL 100		0800	02	1,976	123.6000	111.24	219,810	1994	2004		0		0	50.00	50.00	VALUATION BY					STANDARD															
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ 100% - 1996				Heated Area: 1976								HX Base Yr 1996				Tax Group: 4					Tax Dist:													
Roof Cover		12	MODULAR MT 100		26 76 26 BAS 1995															BUILDING MARKET VALUE					109,905														
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					128														
Interior Floo		14	CARPET 90																	TOTAL LAND VALUE - MARKET					90,000														
Interior Floo		08	SHT VINYL 10																	TOTAL MARKET VALUE					200,033														
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					130,922														
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					69,111														
Bedrooms			4 100																	TOTAL EXEMPTION VALUE					HX HB 44,111														
Bathrooms			2 100																	BASE TAXABLE VALUE					25,000														
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					200,033														
Stories			1. 1. 100																	NCON VALUE					0														
Units			0 100		INCOME VALUE																																		
					PREVIOUS YEAR MKT VALUE					257,320																													
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	1,976	100	1995	1,976	109,905																																		
TOTALS		1,976			1,976	109,905	86065 SHADY OAK DR, YULEE										BLD DATE				LGL DATE		05/08/2026		MLU														
EXTRA FEATURES																				XF DATE				LAND DATE															
																				INC DATE				AG DATE															
L N	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	8 8	64.00	SF	10.00	10.00	100	1997	1997	3	20	128																									