LOT 19
OAK WOODS PB 5/370

RANKIN SARAH JOYCE L/E/
86127 SHADY OAKS DR
YULEE, FL 32097

2026

38-2N-27-1525-0019-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

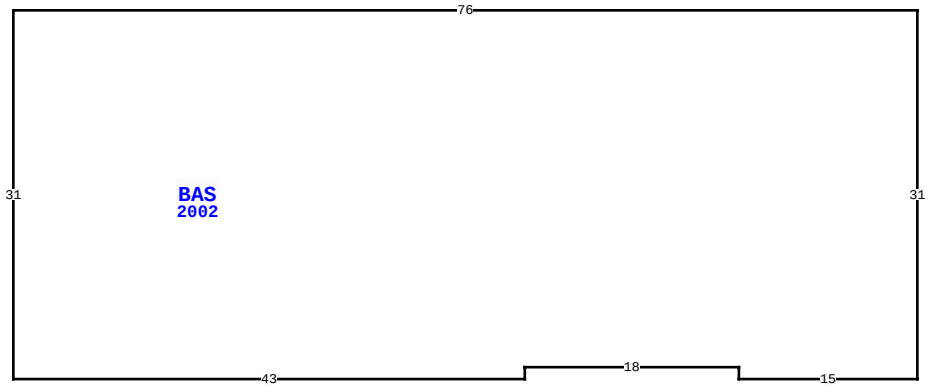
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,338	100	2002	2,338	113,442
TOTALS	2,338			2,338	113,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,338	117.2000	105.48	246,612	2002	2002	0	0	0	54.00	46.00

1 M/H 94+ 100% - 2012 Heated Area: 2338 HX Base Yr 2012



86127 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		113,442
TOTAL MARKET OB/XF VALUE		7,840
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		211,282
SOH/AGL Deduction		110,400
ASSESSED VALUE		100,882
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		49,471
TOTAL JUST VALUE		211,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023894	MH MOVE-ON	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2828/579	11/07/2025	FJ	U	I	11	0
GRANTOR: RANKIN JERRY LEE EST						
GRANTEE: RANKIN SARAH JOYCE						
2827/1479	11/05/2025	FJ	U	I	11	0
GRANTOR: RANKIN JERRY LEE EST						
GRANTEE: RANKIN SARAH JOYCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W76 S31 E43 N1 E18 S1 E15 N31$.

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	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2011	2011	3	56	7,840	

LAND DESCRIPTION

TOTAL OB/XF 7,840

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