

ORR ANTHONY & MICHON
86088 BIG LEAF LANE
YULEE, FL 32097

38-2N-27-1525-0020-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	12	HARDWOOD 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories Units	1.	1. 100 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	1,792	100	1997	1,792	123,192
FSP	120	60	2009	72	4,949
TOTALS	1,912			1,864	128,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,864	123.2000	110.88	206,680	1997	2010	0	0	38.00	62.00
1 M/H 94+ 100% - 2022 Heated Area: 1792 HX Base Yr 2022											
BAS 1997											
FSP 2009											

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		128,142	
TOTAL MARKET OB/XF VALUE		6,742	
TOTAL LAND VALUE - MARKET		99,000	
TOTAL MARKET VALUE		233,884	
SOH/AGL Deduction		72,308	
ASSESSED VALUE		161,576	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		110,165	
TOTAL JUST VALUE		233,884	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		225,158	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2415/1314	12/04/2020	WD	Q	I	01	172,000

GRANTOR: CARTER RAY C

GRANTEE: ORR ANTHONY & MICHO

1756/1643 9/20/2011 WD Q I 01 94,000

GRANTOR: TRANTHAM JAMES D & MI

GRANTEE: CARTER RAY C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W64 S28 E41FSP=[YR=2009] S8 E15 N8 W15 \$ E23 N28\$.

EXTRA FEATURES

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	0510	GARAGE WD-	0 100	16	18	288.00	SF	35.00	35.00	100	1997	1997	3	23	2,318	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	
3	0350	CARPORT WD	0 100	19	18	342.00	SF	13.00	13.00	100	1999	1999	3	20	889	
4	1242	WD DECK A	0 100	0	0	80.00	SF	10.00	10.00	100	2010	2010	3	35	280	
5	1242	WD DECK A	0 100	0	0	160.00	SF	10.00	10.00	100	2010	2010	3	35	560	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.10	AC		1.00	1.00	1.00	90,000.00	90,000.00	99,000							

TOTAL OB/XF

6,742

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 1.10

Total Land Value: 99,000

Market: 0

Agricultural: 0

Common: 99,000

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