LOT 21
IN OR 766 PG 1575
R622177 & R622178

FARMER JOYCE G
86102 CREEK DRIVE
YULEE, FL 32097

2026

38-2N-27-1525-0021-0000

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 90
Interior Floo	08	SHT VINYL 10
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

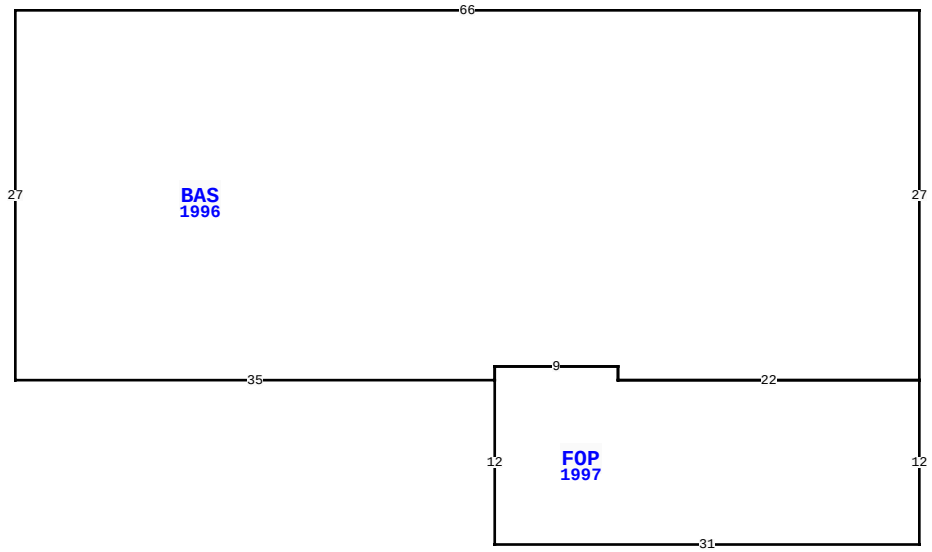
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100	1996	1,773	61,924
FOP	381	30	1997	114	3,982
TOTALS	2,154			1,887	65,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,887	129.3600	116.42	219,685	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ 100% - 1997 Heated Area: 1773 HX Base Yr 1997



86102 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		65,906
TOTAL MARKET OB/XF VALUE		3,236
TOTAL LAND VALUE - MARKET		92,700
TOTAL MARKET VALUE		161,842
SOH/AGL Deduction		84,947
ASSESSED VALUE		76,895
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		20,484
TOTAL JUST VALUE		161,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17457	H/AC	0	08/01/2012
973931	ADDITION	0	05/01/1997
961409	MH MOVE-ON	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0766/1575	7/29/1996	WD	Q	V		28,500
GRANTOR: MCLEOD LOREN MARC						
GRANTEE: FARMER LAWRENCE SR						
0766/0185	7/23/1996	WD	Q	V	01	100
GRANTOR: MCLEOD LUTHER M & NOR						
GRANTEE: MCLEOD LOREN MARC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W66 S27 E35 FOP=[YR=1997] S12 E31 N12 W22 N1 W9 S1 $ N1 E9 S1 E22 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
1	1242	WD DECK A	0	100	12	24	288.00	SF	10.00	10.00	100	1997	1997	3	20	576	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 3,236

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	1.03	AC		1.00	1.00	1.00	90,000.00	90,000.00	92,700							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.03 Total Land Value: 92,700 Market: 0 Agricultural: 0 Common: 92,700 PRINTED 07/09/2026 BY SYS