

LOT 4 & S-1 OF LOTS 2 & 3
IN OR 1815/870 & OR 1815/869
R673981 & R673982

DUNLEAVY FLY TRUST/DUNLEAVY VIRGINIA L TRUSTEE
86150 VIRGINIA LN
YULEE, FL 32097

2026

38-2N-27-2030-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	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
BAS	1,152	100
UOP	216	25
TOTALS	1,368	1,206

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,206	115.2000	97.92	118,092	1986	1986	0	0	0 70.00	30.00
1 M/H 93- 100% - 2000 Heated Area: 1152 HX Base Yr 2000											
UOP 1999 BAS 1999											
86150 VIRGINIA LN, YULEE											
BLD DATE						LGL DATE					
XF DATE						LAND DATE	05/08/2026 MLU				
INC DATE						AG DATE					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	16	12	192.00	SF	10.00	10.00	100	1990
2	0940	SHEDS/PORT	0 100	24	12	288.00	SF	30.00	30.00	100	1986
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986
4	0351	CARPORT MT	0 100	18	18	324.00	SF	10.00	10.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0005	OR	0.00	0.00	1.14	AC	1.00
2	000100	C	RES	100	0005	OR	0.00	0.00	0.41	AC	1.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY							STANDARD					
Tax Group: 4							Tax Dist:					
BUILDING MARKET VALUE							35,428					
TOTAL MARKET OB/XF VALUE							4,752					
TOTAL LAND VALUE - MARKET							111,825					
TOTAL MARKET VALUE							152,005					
SOH/AGL Deduction							105,317					
ASSESSED VALUE							46,688					
TOTAL EXEMPTION VALUE							HX HB WX BX		35,000			
BASE TAXABLE VALUE							11,688					
TOTAL JUST VALUE							152,005					
NCON VALUE							0					
INCOME VALUE												
PREVIOUS YEAR MKT VALUE							143,497					
1986 VAGA R673981 & R673982												