PT OF SEC 42-2N-27E
IN OR 2641/201

MATTHEWS GARRISON MICHAEL
86394 PINEWOOD DR
YULEE, FL 32097

2026

42-2N-27-0000-0026-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

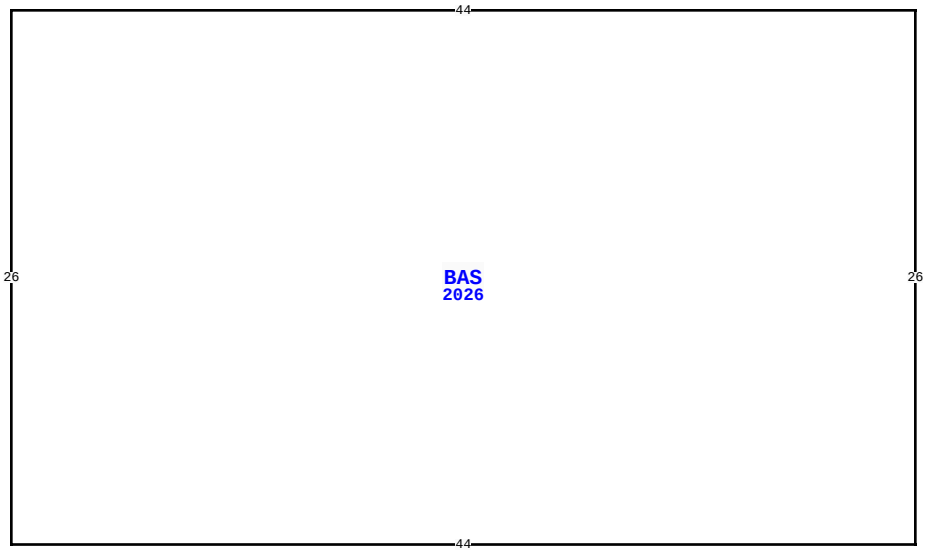
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	2026	1,144	131,185
TOTALS	1,144			1,144	131,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,144	128.7000	115.83	132,510	2025	2025	0	0	0	1.00	99.00

1 M/H 94+ 100% - 2026 Heated Area: 1144 HX Base Yr 2026



86394 PINEWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		131,185
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		261,185
SOH/AGL Deduction		0
ASSESSED VALUE		261,185
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		209,774
TOTAL JUST VALUE		261,185
NCON VALUE		131,185
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250010498	CO	0	09/18/2025
MH250006004	DW/MH (26X44)	0	06/04/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2641/201	5/17/2023	WD	U	I	37	75,000
GRANTOR: PARK PLACE INVESTMENT						
GRANTEE: MATTHEWS GARRISON M						
2543/0516	3/01/2022	WD	U	V	11	100
GRANTOR: QUANT STAFFINGS LLC						
GRANTEE: PARK PLACE INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,10] E44 S26 W44 N26 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0008	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							
2	000100	C	RES	100	0008	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 11/03/2025 BY KW Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/09/2026 BY SYS