PT BLKS 11,12,PT ABND R/W & PT
JOHN LOW GRANT SEC 42-2N 27E
PT OR 1669/572 & ESMT IN

DANIEL ROBERT K III L/E/
86150 HAYLEY PL
YULEE, FL 32097

**2026**

**42-2N-27-4340-0011-0030**

## 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 | 04 | PLYWOOD 100 |
| Interior Floo | 06 | VINYL ASB 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 01 | Quality Level 01 |

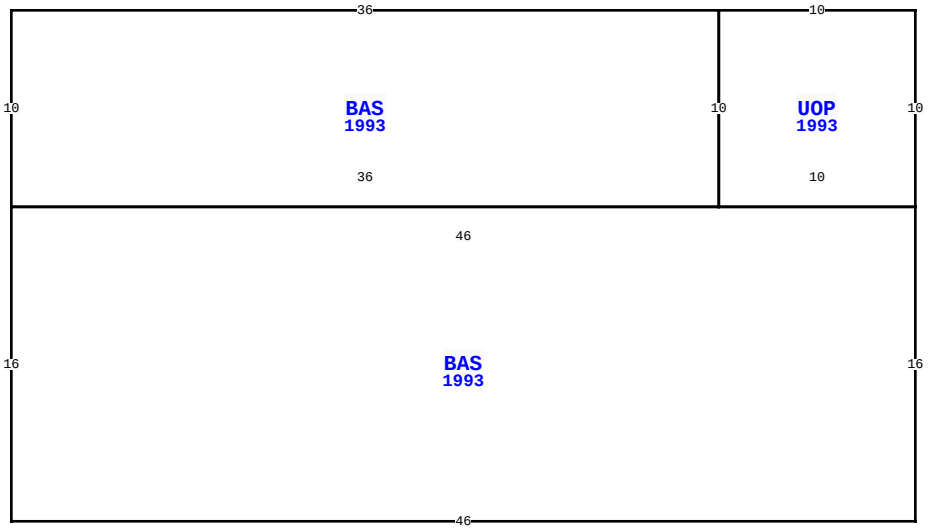
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 360 | 100 | 1993 | 360 | 5,150 |
| BAS | 736 | 100 | 1993 | 736 | 10,528 |
| UOP | 100 | 25 | 1993 | 25 | 358 |
| TOTALS | 1,196 | | | 1,121 | 16,035 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,121 | 56.1000 | 47.68 | 53,449 | 1971 | 1971 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- 100% - 2026 Heated Area: 1096 HX Base Yr 2026




86150 HAYLEY PL, 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 | | 16,035 |
| TOTAL MARKET OB/XF VALUE | | 4,022 |
| TOTAL LAND VALUE - MARKET | | 150,300 |
| TOTAL MARKET VALUE | | 170,357 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 170,357 |
| TOTAL EXEMPTION VALUE | HX HB WR | 56,411 |
| BASE TAXABLE VALUE | | 113,946 |
| TOTAL JUST VALUE | | 170,357 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 159,890 |

VIN ID: FTM28865 __ RP# 334254 __ TITLE# 911323

DECK N.V.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2824/1389 | 10/23/2025 | LE | U | I | 11 | 100 |
| GRANTOR: DANIEL ROBERT K III | | | | | | |
| GRANTEE: DANIEL FLYNN THOMAS | | | | | | |
| 1669/0572 | 3/29/2010 | QC | U | I | 11 | 100 |
| GRANTOR: BYRUM GERALDINE C WIN | | | | | | |
| GRANTEE: DANIEL ROBERT K III | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=1993] W10 BAS=[YR=1993] W36 S10 BAS=[YR=1993] S16 E46 N16 W46$ E36 N10$ S10 E10 N10$.

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 13 | 15 | 195.00 | SF | 30.00 | 30.00 | 100 | 1960 | 1960 | 3 | 20 | 1,170 | |
| 2 | 0351 | CARPORT MT | 0 | 100 | 22 | 13 | 286.00 | SF | 10.00 | 10.00 | 100 | 1960 | 1960 | 3 | 20 | 572 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 14 | 20 | 280.00 | SF | 30.00 | 30.00 | 100 | 1970 | 1970 | 3 | 20 | 1,680 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 20 | 10 | 200.00 | SF | 15.00 | 15.00 | 100 | 1990 | 1990 | 3 | 20 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,022

| 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 | 1.67 | AC | | 1.00 | 1.00 | 1.00 | 90,000.00 | 90,000.00 | 150,300 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.67 Total Land Value: 150,300 Market: 0 Agricultural: 0 Common: 150,300 PRINTED 07/09/2026 BY SYS