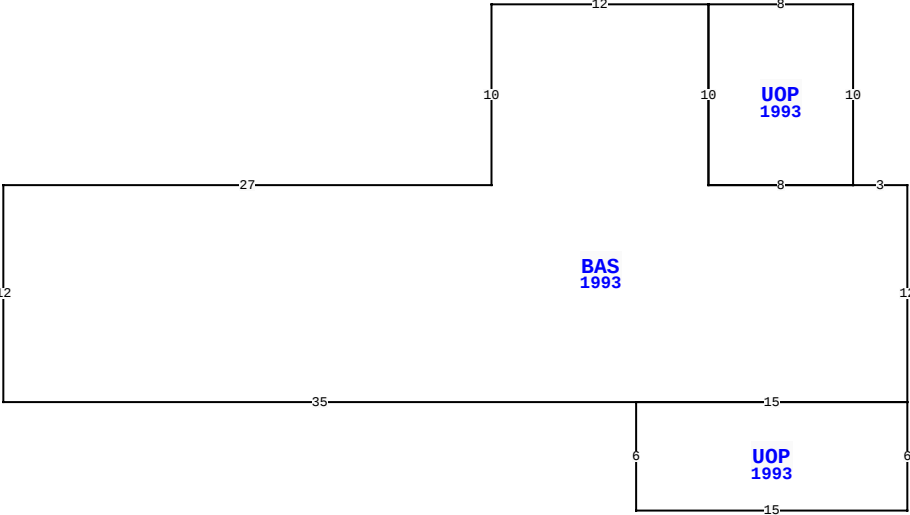


THE POLAND TRUST/POLAND CLARENCE D TRUSTEE
66100 IONA PL
YULEE, FL 32097

03-2N-26-0000-0001-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2				4													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												VALUATION				4														
Exterior Wall	25	MOD METAL 100		0820	02	762	95.2000	61.88	47,153	1984	1984	0	0	0	70.00	30.00	VALUATION BY					STANDARD																									
Roof Structur	03	GABLE/HIP 100		1 M/H 93- - 0% - 0												Heated Area: 720					HX Base Yr																										
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		2 100																																													
Bathrooms		1 100																																													
Frame	02	WOOD FRAME 100																																													
Stories	1.	1. 100																																													
Units	0	0 100																																													
BUD8 Adjustme	04	DIST 01 100																																													
																																												</			

THE POLAND TRUST/POLAND CLARENCE D TRUSTEE
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YULEE, FL 32097

03-2N-26-0000-0001-0040

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur

0503

AVERAGE 100
GABLE/HIP 100

Roof Cover Interior Wall Interior Floo Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units

05030201010200

COMP SHNGL 100
DRYWALL 100
MIN PLYWD 100
NONE 100
NONE 100
2 100
2 100
WOOD FRAME 100
0 100
0 100

Quality

02

Quality Level 02

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,7011001,70137,574

TOTALS1,7011,70137,574

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,70168.600048.0281,6821999199900054.0046.00

Heated Area: 1701HX Base Yr

BAS2011

NASSAU COUNTY PROPERTY

PAGE 2 of 2

4

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE51,720

TOTAL MARKET OB/XF VALUE6,736

TOTAL LAND VALUE - MARKET129,280

TOTAL MARKET VALUE187,736

SOH/AGL Deduction42,326

ASSESSED VALUE145,410

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE145,410

TOTAL JUST VALUE187,736

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE186,539

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1142/01106/03/2003WDUUI01100

GRANTOR: POLAND CLARENCE D & L

GRANTEE: POLAND CLARENCE D &

1137/16695/15/2003WDUUI07100

GRANTOR: POLAND LOIS M

GRANTEE: POLAND LOIS E & CLA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W63 S27 E63 N27\$.

REVIEW DATE09/17/2018BYKBA

Total Acres: 8.08Total Land Value: 129,280Market: 0Agricultural: 0Common: 129,280PRINTED 08/02/2023 BY SYS