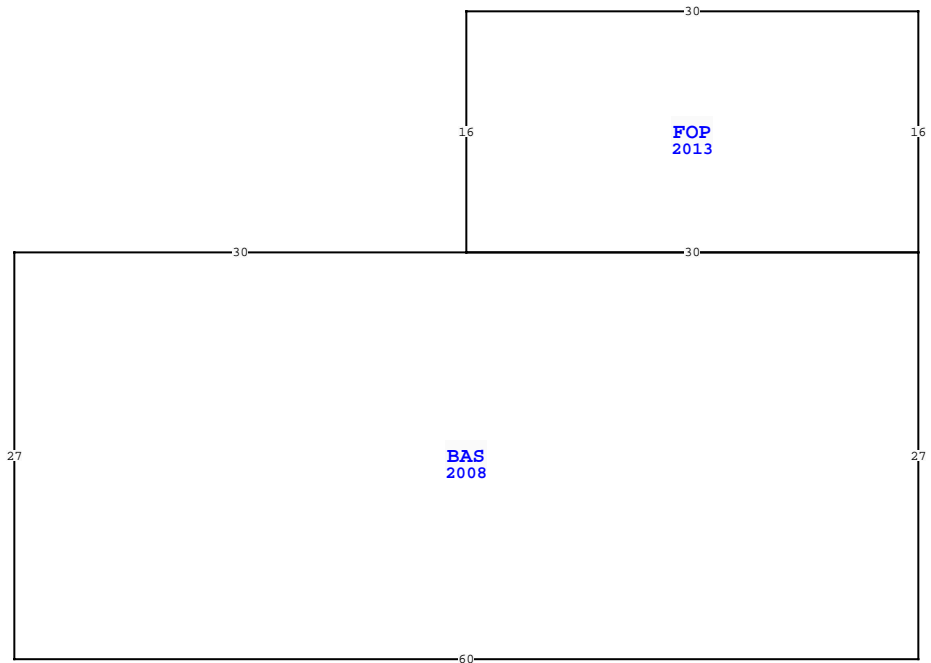




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,620	100	1,620
FOP	480	30	144
			SUBAREA MARKET VALUE
			84,769
			7,535
TOTALS	2,100		1,764
			92,304

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,764	116.8000	81.76	144,225	2008	2008	0	0	36.00	64.00
2 M/H 94+ - 100% - 2009 Heated Area: 1620 HX Base Yr 2009											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			92,304
TOTAL MARKET OB/XF VALUE			6,918
TOTAL LAND VALUE - MARKET			34,800
TOTAL MARKET VALUE			134,022
SOH/AGL Deduction			48,551
ASSESSED VALUE			85,471
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			35,471
TOTAL JUST VALUE			134,022
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			110,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5058	CO ISSUED	0	04/01/2008
MH5058	MH MOVE-ON	0	04/01/2008
P13165	OTHER	0	04/01/2008
E20717	ELEC OTHER	0	04/01/2008
M13773	MECH OTHER	0	04/01/2008
MH94451	MH MOVE-ON	2,500	04/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/1832	4/15/2008	WD	U	I	01	100
GRANTOR: DONN ASHLEY L						
GRANTEE: DONN ASHLEY L & DAN						
1514/1857	7/25/2007	WD	U	I	01	100
GRANTOR: SIMPSON JANET DUKES						
GRANTEE: DONN ASHLEY L						

EXTRA FEATURES																
L N	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	14	12	168.00	SF	30.00	30.00	35	2008	2008	3	20	1,008	
2	0681	POLE SHED	0 100	14	9	126.00	SF	15.00	15.00	100	2008	2008	3	56	1,058	
3	0350	CARPORT WD	0 100	24	24	576.00	SF	9.36	9.36	100	2019	2019	3	90	4,852	

TOTAL OB/XF												6,918					
28456 AMBER JACK LN, HILLIARD																	
BLD DATE 01/02/2009 JH												LGL DATE 06/13/2023 MLU					
XF DATE												LAND DATE					
INC DATE												AG DATE					

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=2013] W30 S16 BAS=[YR=2008] W30 S27 E60 N27W30\$ E30 N16\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	0007	OR	0.00	0.00	1.16	AC		1.00	1.00	1.00	30,000.00	30,000.00	34,800							