



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	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	4048.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	64,024
BAS	144	100	144	4,968
FSP	80	60	48	1,656
PTO	196	5	10	345
STP	36	10	4	138
UCP	478	20	96	3,312
UOP	35	25	9	310

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,167	123.2000	86.24	186,882	1996	1996	0	0	0	60.00	40.00	
1 M/H 94+ - 100% - 1998 Heated Area: 2000 HX Base Yr 1998													
85250 MINER RD, YULEE													

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY						STANDARD			
Tax Group: 4				Tax Dist:					
BUILDING MARKET VALUE						113,073			
TOTAL MARKET OB/XF VALUE						12,681			
TOTAL LAND VALUE - MARKET						101,595			
TOTAL MARKET VALUE						227,349			
SOH/AGL Deduction						105,629			
ASSESSED VALUE						121,720			
TOTAL EXEMPTION VALUE				HX HB		50,000			
BASE TAXABLE VALUE						71,720			
TOTAL JUST VALUE						227,349			
NCON VALUE						0			
INCOME VALUE									
PREVIOUS YEAR MKT VALUE						164,190			



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	27	PREFIN MTL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	01	MINIMUM 100		
Interior Wall	01	MINIMUM 100		
Interior Floo	03	CONC FINSH 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame		N/A 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4048.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	15,641
BAS	1,100	100	1,100	21,506
UCP	300	20	60	1,173
TOTALS	2,200		1,960	38,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
4803	01	1,960	58.8000	27.93	54,743	1996	1996	0	0	70	35.00	70.00

2 STOR WAREH - 100% - 1998

Heated Area: 1900

HX Base Yr 1998

15

40

55

20

UCP 1996

20

20

BAS 1996

20

BAS 1998

20

15

40

55

BLD DATE		LGL DATE
XF DATE		LAND DATE