

LOT 30 R498219 & R498220  
IN OR 592/546  
CLAXTON ACRES PB 5/257

KEMP MARY E  
85202 EADY LANE  
YULEE, FL 32097

2023

42-2N-27-430C-0030-0000



| BUILDING CHARACTERISTICS |                  |                     |              |                      |
|--------------------------|------------------|---------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION        |              |                      |
| Exterior Wall            | 05               | AVERAGE 100         |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100       |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100      |              |                      |
| Interior Wall            | 05               | DRYWALL 100         |              |                      |
| Interior Floo            | 14               | CARPET 80           |              |                      |
| Interior Floo            | 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                      | 1,676            | 100                 | 1,676        | 38,303               |
| FOP                      | 208              | 30                  | 62           | 1,417                |
| UOP                      | 200              | 25                  | 50           | 1,143                |
|                          |                  |                     |              |                      |
|                          |                  |                     |              |                      |

| MARKET ADJUSTMENTS                                |     |           |             |                |                |      |      |      |      |   |       |        |  |
|---------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                              | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0820                                              | 02  | 1,788     | 117.2000    | 76.18          | 136,210        | 1991 | 1991 | 0    | 0    | 0 | 70.00 | 30.00  |  |
| 1 M/H 93- - 100% - 0 Heated Area: 1676 HX Base Yr |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                                                   |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                                                   |     |           |             |                |                |      |      |      |      |   |       |        |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |                 |  |  |  |  |
|---------------------------|--|--|--|--|-----------------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |                 |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |                 |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD        |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist:       |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 40,863          |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 17,196          |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 50,000          |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 108,059         |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 52,434          |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 55,625          |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | HX HB WX 35,625 |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 20,000          |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 108,059         |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0               |  |  |  |  |
| INCOME VALUE              |  |  |  |  |                 |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 77,715          |  |  |  |  |
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