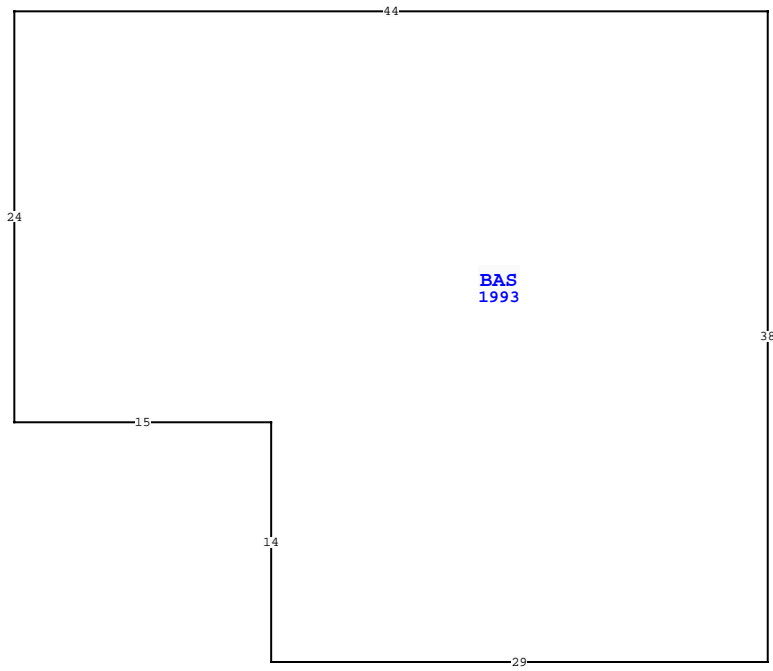




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Quality	03	Quality Level 03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,462	100	1,462
			SUBAREA MARKET VALUE
			33,641
TOTALS	1,462		1,462
			33,640

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,462	118.0000	76.70	112,135	1981	1981	0	0	70.00	30.00
1 M/H 93- - 100% - 1999 Heated Area: 1462 HX Base Yr 1999											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			33,640
TOTAL MARKET OB/XF VALUE			7,614
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			101,254
SOH/AGL Deduction			61,186
ASSESSED VALUE			40,068
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			15,068
TOTAL JUST VALUE			101,254
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			87,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8464	CHNGE SRVC	0	09/29/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1144/1002	6/11/2003	QC	U	I	01	100
GRANTOR: GUITTAR GUY A						
GRANTEE: GUITTAR JEANNETTE B						
0859/0497	12/15/1998	AD	U	I		52,000
GRANTOR: SCAHILL PATRICK G						
GRANTEE: GUITTAR GUY ALAN &						

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	0350	CARPORT WD	0	100	12	22	SF	13.00	13.00	100	1985	1985	3	20	686	
2	0510	GARAGE WD-	0	100	24	24	SF	35.00	35.00	100	1985	1985	3	20	4,032	
3	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
4	0940	SHEDS/PORT	0	100	6	6	SF	30.00	30.00	100	1985	1985	3	20	216	
5	1242	WD DECK A	0	100	29	10	SF	10.00	10.00	100	1984	1984	3	20	580	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
85144 TRINITY CIR, YULEE			

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W44 S24 E15 S14 E29 N38\$.											

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		RMH	140.00	130.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							