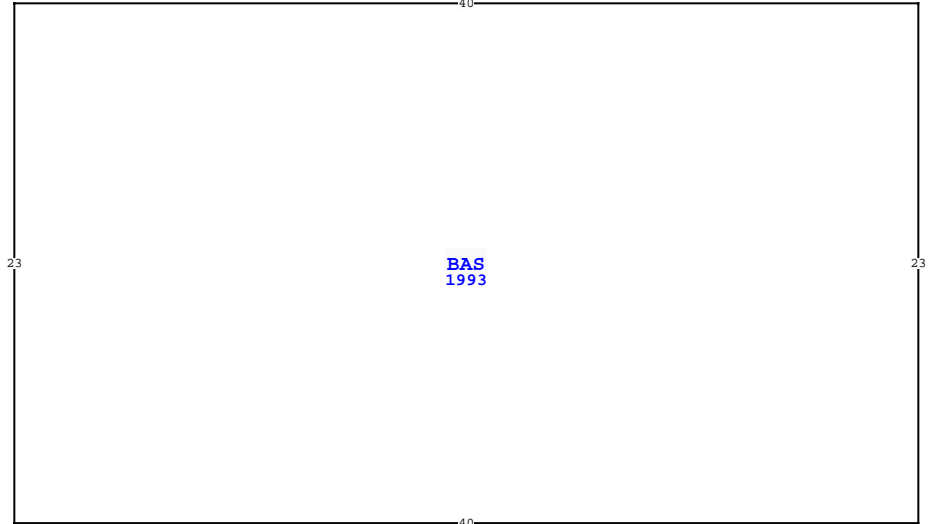




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Quality	04	Quality Level 04	
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
BAS	920	100	920
			SUBAREA MARKET VALUE
			45,678
TOTALS	920		920
			45,678

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	920	136.4000	88.66	81,567	1987	2004	0	0	44.00	56.00
1 M/H 93- - 100% - 2021 Heated Area: 920 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			45,678
TOTAL MARKET OB/XF VALUE			191
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			125,869
SOH/AGL Deduction			30,821
ASSESSED VALUE			95,048
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			45,048
TOTAL JUST VALUE			125,869
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			93,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006014	52X32 3/2 LIVE OA		05/10/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2261/0371	3/13/2019	WD U		I	11	100
GRANTOR: DUNLEAVY FAMILY LIVIN						
GRANTEE: STONE DAKOTA WILSON						
2080/1590	10/24/2016	WD U		I	11	100
GRANTOR: LONG REGINA						
GRANTEE: DUNLEAVY FAMILY LIV						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0	100	8	8			64.00	SF	10.00
2	1242	WD DECK A	0	100	5	6			30.00	SF	10.00

BLD DATE	06/10/2009	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE
85480 KIRKLAND RD, YULEE			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W40 S23 E40 N23\$.	

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							