

BLOCK 3 LOT 1  
IN OR 699 PG 1203  
2013 LIVEOAK DW/MH

SIKES GARY R SR & CAROLYN J  
85518 DUANE ROAD  
YULEE, FL 32097

2023

42-2N-27-4613-0003-0010



| BUILDING CHARACTERISTICS                                                                                                                    |                  |                  |                      |                      |     |          |       |       |                | MARKET ADJUSTMENTS                            |         |             |             |                |                 |                |            |                             |      | NASSAU COUNTY PROPERTY |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|----------------------|----------------------|-----|----------|-------|-------|----------------|-----------------------------------------------|---------|-------------|-------------|----------------|-----------------|----------------|------------|-----------------------------|------|------------------------|-------|--------|----|--------|--|--|--|--|--|------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION                                                                                                                                |                  |                  |                      |                      |     |          |       |       |                | VALUATION SUMMARY                             |         |             |             |                |                 |                |            |                             |      | PAGE 1 of 1            |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| ELEMENT                                                                                                                                     | CD               |                  |                      |                      |     |          |       |       |                | TYPE                                          | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB        | ECON                        | FNCT |                        | NORM  | % COND |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 05               | AVERAGE 100      |                      |                      |     |          |       |       |                | 0800                                          | 02      | 1,800       | 114.8000    | 80.36          | 144,648         | 2013           | 2013       | 0                           | 0    | 0                      | 25.00 | 75.00  |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100    |                      |                      |     |          |       |       |                | 2 M/H 94+ - 100% - 0                          |         |             |             |                |                 |                |            |                             |      | Heated Area: 1800      |       |        |    |        |  |  |  |  |  | HX Base Yr |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 05               | CORG ASB 100     |                      |                      |     |          |       |       |                | <div><div></div><div>BAS<br/>2013</div></div> |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                       |                  | N/A 100          |                      |                      |     |          |       |       |                |                                               |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                     | 0                | 0 100            |                      |                      |     |          |       |       |                |                                               |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                         | 1,800            | 100              | 1,800                | 108,486              |     |          |       |       |                |                                               |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  | 1,800            | 1,800                | 108,486              |     |          |       |       |                |                                               |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                  |                      |                      |     |          |       |       |                | 85518 DUANE RD, YULEE                         |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 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                | 10                   | 12  | 120.00   | SF    | 30.00 | 30.00          | 100                                           | 1994    | 1994        | 3           | 20             | 720             |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                           | 0940             | SHEDS/PORT       | 0 100                | 10                   | 20  | 200.00   | SF    | 30.00 | 30.00          | 100                                           | 2013    | 2013        | 3           | 65             | 3,900           |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                           | 0810             | CONCRETE A       | 0 100                | 6                    | 22  | 132.00   | SF    | 6.50  | 6.50           | 100                                           | 2013    | 2013        | 3           | 95             | 815             |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 7                                                                                                                                           | 0351             | CARPORT MT       | 0 100                | 22                   | 20  | 440.00   | SF    | 10.00 | 10.00          | 100                                           | 2013    | 2013        | 3           | 65             | 2,860           |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 8                                                                                                                                           | 1242             | WD DECK A        | 0 100                | 10                   | 30  | 300.00   | SF    | 10.00 | 10.00          | 100                                           | 2013    | 2013        | 3           | 65             | 1,950           |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 9                                                                                                                                           | 1242             | WD DECK A        | 0 100                | 6                    | 27  | 162.00   | SF    | 10.00 | 10.00          | 100                                           | 2013    | 2013        | 3           | 65             | 1,053           |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 10                                                                                                                                          | 1242             | WD DECK A        | 0 100                | 4                    | 20  | 80.00    | SF    | 10.00 | 10.00          | 100                                           | 2013    | 2013        | 3           | 65             | 520             |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                  |                      |                      |     |          |       |       |                | TOTAL OB/XF                                   |         |             |             |                |                 |                |            |                             |      | 11,818                 |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| 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     |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 08/29/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS |                  |                  |                      |                      |     |          |       |       |                |                                               |         |             |             |                |                 |                |            |                             |      |                        |       |        |    |        |  |  |  |  |  |            |  |  |  |  |  |  |  |  |  |

VALUATION BY

Tax Group: 4

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

108,486

11,818

80,000

200,304

90,932

109,372

50,000

59,372

200,304

0

148,649

PERMIT NUM

DESCRIPTION

AMT

ISSUED

MH135473

MH MOVE-ON

0

05/01/2013

MU135473

CO ISSUED

0

04/29/2013

95-01754

XFOB

300

03/01/1995

MH

MH MOVE-ON

0

10/01/1994

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0699/1203

3/03/1994

WD

Q

V

19,500

GRANTOR: SHEFFIELD WM ETAL

GRANTEE: SIKES GARY SR & CAR

0688/1722

9/22/1993

WD

U

V

05

17,400

GRANTOR: VOS ALMERN & THERESA

GRANTEE: SHEFFIELD & LAWHON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W60 S30 E60 N30 \$.