



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 50	
Interior Wall	05	DRYWALL 50	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
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
BAS	960	100	960
			SUBAREA MARKET VALUE
			22,988
TOTALS	960		960
			22,988

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	960	122.8000	79.82	76,627	1985	1985	0	0	70.00	30.00
1 M/H 93- - 0% - 0											
Heated Area: 960											
HX Base Yr											
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 40 40 24 24 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 1993 </div> </div>											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			22,988
TOTAL MARKET OB/XF VALUE			6,500
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			109,488
SOH/AGL Deduction			39,091
ASSESSED VALUE			70,397
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			70,397
TOTAL JUST VALUE			109,488
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			80,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E98 4674	CHNGE SRVC	0	06/01/1998
8694	MH MOVE-ON	15,000	09/03/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1985/0253	6/05/2015	WD U	I	I	16	35,500
GRANTOR: NICK GILLETTE HOLDING						
GRANTEE: OUSLEY JASE D						
1985/0251	6/05/2015	WD U	I	I	16	35,500
GRANTOR: BRECAN ENTERPRISES IN						
GRANTEE: OUSLEY JASE D						

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	0	8	8			64.00	SF	10.00
2	0812	CONCRETE C	0	0	0	0			1,785.00	SF	4.00

BLD DATE	08/01/2008	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE
85793 RADIO AVE, YULEE			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W40 S24 E40 N24\$.	

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