

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 60	
Interior Floo	08	SHT VINYL 40	
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	06	Quality Level 06	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,674	100	1,674
			SUBAREA MARKET VALUE
			175,537
TOTALS	1,674		1,674
			175,537

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,674	151.3200	105.92	177,310	2021	2021	0	0	1.00	99.00
1 M/H 94+ - 100% - 2023			Heated Area: 1674			HX Base Yr 2023					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">BAS 2022</span> </div>											
<div style="display: flex; justify-content: space-between;"> <span>31</span> <span>54</span> <span>31</span> </div>											
<div style="display: flex; justify-content: space-between;"> <span>BLD DATE</span> <span>LGL DATE</span> </div>											
<div style="display: flex; justify-content: space-between;"> <span>XF DATE</span> <span>LAND DATE</span> </div>											
<div style="display: flex; justify-content: space-between;"> <span>INC DATE</span> <span>AG DATE</span> </div>											
<div style="display: flex; justify-content: space-between;"> <span>87095 VILLA LN, YULEE</span> <span>06/20/2023</span> <span>MLU</span> </div>											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			175,537
TOTAL MARKET OB/XF VALUE			4,680
TOTAL LAND VALUE - MARKET			91,220
TOTAL MARKET VALUE			271,437
SOH/AGL Deduction			0
ASSESSED VALUE			271,437
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			221,437
TOTAL JUST VALUE			271,437
NCON VALUE			180,222
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			67,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH222433	CO ISSUED	0	04/04/2022
MH222433	MH MOVE-ON	0	02/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2485/0661	7/29/2021	WD Q	V		01	75,000
GRANTOR: JONES DOUGLAS & PATRI						
GRANTEE: SCHMIDT STEVEN CHRI						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W54 S31 E54 N31\$ .	

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	20	12	240.00	SF	19.50	19.50	100	2022	2022	3	100	4,680	

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	1.88	AC		1.00	1.00	0.60	80,000.00	48,000.00	90,240							
2	009605	C	WETLANDS	100			0.00	0.00	0.98	AC		1.00	1.00	1.00	1,000.00	1,000.00	980							