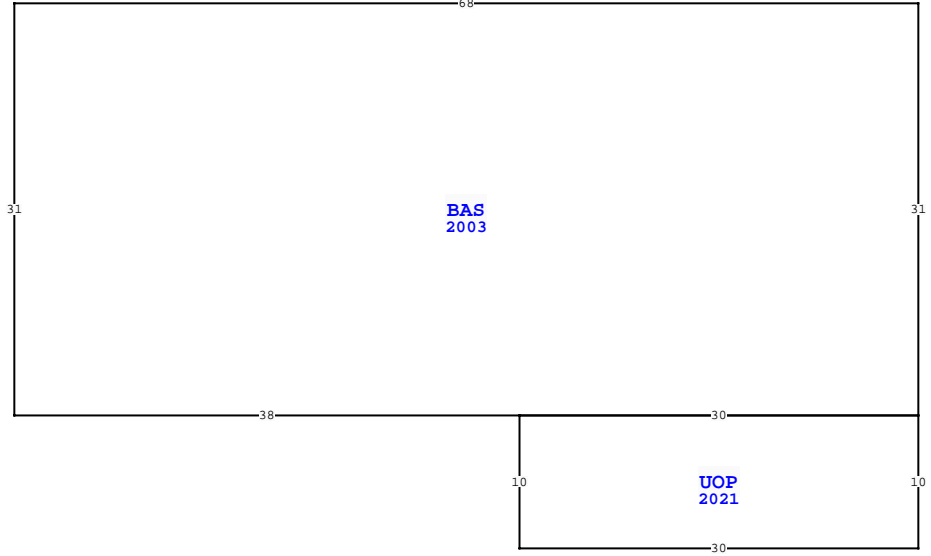


BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	30 VINYL 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	12 MODULAR MT 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 90			
Interior Floor	11 CLAY TILE 10			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
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	4031.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2,108	106,639
UOP	300	25	75	3,794
TOTALS	2,408		2,183	110,433

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,183	124.6000	87.22	190,401	2002	2005	0	0	0	42.00	58.00
1 M/H 94+ - 100% - 2019			Heated Area: 2108			HX Base Yr 2019						



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			130,391
TOTAL MARKET OB/XF VALUE			20,242
TOTAL LAND VALUE - MARKET			168,000
TOTAL MARKET VALUE			318,633
SOH/AGL Deduction			155,783
ASSESSED VALUE			162,850
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			112,850
TOTAL JUST VALUE			318,633
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			242,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU02398	MH MOVE-ON	1	11/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2043/0028	4/14/2016	SW	U	I	12	86,600
GRANTOR: BANK OF AMERICA N A						
GRANTEE: HODGES ALAN F						
1921/1879	6/09/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF AMERICA NA						

EXTRA FEATURES		97304 WATER OAK 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
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	87	1,740	
5	0462	ST/AL FNC	0	100	90	0	360.00	SF	10.00	10.00	100	2018	2018	3	90	3,240	
6	0465	FNC GT 15'	0	100	0	0	1.00	UT	562.50	562.50	100	2018	2018	3	95	534	
7	0300	BOAT DCK W	0	100	20	18	360.00	SF	16.00	16.00	100	2018	2018	3	90	5,184	
8	0812	CONCRETE C	0	100	125	10	1,250.00	SF	4.00	4.00	100	2018	2018	3	98	4,900	
9	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2018	2018	3	86	4,644	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		06/20/2023	MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2003] W68 S31 E38 UOP=[YR=2021] S10 E30 N10 W30\$ E30 N31\$.												

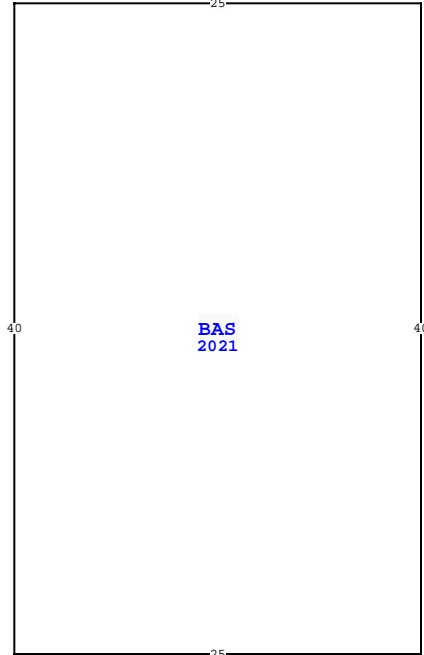
LAND DESCRIPTION													TOTAL OB/XF 20,242												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000115	C	SFR ACRES	100	0008	OR	0.00	0.00	1.00	AC		1.00	1.00	0.60	80,000.00	48,000.00	48,000								
2	000115	C	SFR ACRES	100	0008		0.00	0.00	2.00	AC		1.00	1.00	0.75	80,000.00	60,000.00	120,000								



ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floor	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 GARAGE RES - 100% - 2019				20.79	20,790	2018	2018	0	0	4.00	96.00

Heated Area: 1000
HX Base Yr 2019



Quality	05	Quality Level 05		
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	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	19,958
TOTALS	1,000		1,000	19,958

97304 WATER OAK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
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TOTAL JUST VALUE		318,633	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		242,391	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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GRANTEE: HODGES ALAN F						
1921/1879	6/09/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF AMERICA NA						

BUILDING NOTES

BUILDING DIMENSIONS																
BAS=[YR=2021] W25 S40 E25 N40\$.																

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

LAND DESCRIPTION										TOTAL OB/XF							0							
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