

BRADBERRY CATHY IRREV TRUST
85143 DERRICK RD
YULEE, FL 32097

43-2N-27-4648-0003-0040

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 9008SHT VINYL 1003CENTRAL 10004AIR DUCTED 1003100210002WOOD FRAME 1001.1.100010004DIST 01 100

QUALITY03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA04NEIGHBORHOOD/LOC4048.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS1,6801001,68094,043DCK19615291,623UOP14025351,959

TOTALS2,0161,74497,625

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

81242WD DECK A01008648.00SF10.0010.0010020052005327130

100748M/H FONDTN0100001.00UT5,000.005,000.001002005200531005,000

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSNUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH100OR0.000.001.00LT1.001.001.0080,000.0080,000.0080,000

REVIEW DATE01/06/2023BYNWA

Total Acres: 0.00Total Land Value: 80,000Market: 0Agricultural: 0Common: 80,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA117.6000EFF. BASE RATE82.32REPL. COST NEW143,566AYB2005EYB2010ECONFNCT0032.00% COND68.00

M/H 94+ - 100% - 2023Heated Area: 1680HX Base Yr 2023

DCK2022UOP2022BAS2005

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE113,946TOTAL MARKET OB/XF VALUE5,130TOTAL LAND VALUE - MARKET80,000TOTAL MARKET VALUE199,076SOH/AGL Deduction92,987ASSESSED VALUE106,089TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE56,089TOTAL JUST VALUE199,076NCON VALUE19,903INCOME VALUEPREVIOUS YEAR MKT VALUE123,960

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CDPRICE2551/08113/25/2022WDQI01225,000

GRANTOR: HARBESON STACEYGRANTEE: BRADBERRY CATHY L I2538/16282/04/2022QCUII11100GRANTOR: HARBESON HAROLD L IIIGRANTEE: HARBESON STACEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W26 UOP=[YR=2022] N10 DCK=[YR=2022] N14 W14 S14 E14\$ W14 S10 E14\$ W30 S30 E56 N30 \$.

[illegible]