



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	30	VINYL 100	0800	02	1,152	147.6000	103.32	119,025	1998	2008	0	0	0	36.00	64.00	STANDARD									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2021										Heated Area: 1152					HX Base Yr 2021							
Roof Cover	12	MODULAR MT 100	24 48 48 24 BAS 1998																						
Interior Wall	05	DRYWALL 100																							
Interior Floo	13	LVT/LAMMT 50																							
Interior Floo	14	CARPET 50																							
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			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	1,152	100	1,152	76,176																					
TOTALS			1,152	1,152	76,176																				
EXTRA FEATURES			86654 PAGES DAIRY 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	0810	CONCRETE A	0 100	0	0	436.00	SF	6.50	6.50	100	1997	1997	3	75	2,126										
2	0350	CARPORT WD	0 100	18	12	216.00	SF	13.00	13.00	100	1996	1996	3	20	562										
LAND DESCRIPTION																									
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			0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000								
REVIEW DATE 02/20/2019 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2304/1069	9/18/2019	WD	Q	I	01	119,000
GRANTOR: SAWYER KEITH & MEGAN						
GRANTEE: WATSON MICHAEL & PI						
1488/1643	3/29/2007	WD	U	I	06	100
GRANTOR: PARRISH JASON C & MEL						
GRANTEE: SAWYER MEGAN & KEIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 S24 E48 N24 \$.