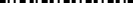


HANIFEE JARON D
86135 JEAN ROAD
YULEE, FL 32097

2023



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	944	116.6000	81.62	77,049	2002	2002	0	0	0	48.00	52.00	VALUATION BY		STANDARD														
Roof Structur	03	GABLE/HIP 100								2 M/H 94+ - 100% - 2022										Heated Area: 924										HX Base Yr 2022									
Roof Cover	03	COMP SHNGL 100								BAS 2011 UOP 2011																													
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 90																																					
Interior Floo	08	SHT VINYL 10																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																		HX HB																			
Bedrooms		2 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories		1. 1. 100																																					
Units		0 100																																					
Quality		03 Quality Level 03																																					
DOR CODE		0200MOBILE HOME																																					
MAP NUM										MKT AREA										04																			
NEIGHBORHOOD/LOC		4040.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		924		100		924		39,217																															
UOP		80		25		20		849																															
TOTALS		1,004				944		40,065																															
EXTRA FEATURES										86135 JEAN RD, YULEE																													
BLD DATE																																							
XF DATE																																							
INC DATE																																							
LGL DATE																																							
LAND DATE																																							
AG DATE																																							
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																