



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	1,784	46,905
BAS	180	100	180	4,733
USP	348	50	174	4,575
TOTALS	2,312		2,138	56,212

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984
2	1242	WD DECK A	0 100	0	0	328.00	SF	10.00	10.00	100	1989
3	0820	WOOD WALK	0 100	22	5	110.00	SF	11.75	11.75	100	1989
4	0936	SEPTC TANK	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	2009
5	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	2009
6	1242	WD DECK A	0 100	0	0	277.00	SF	10.00	10.00	100	2013

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	4.00	AC	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,138	125.2000	87.64	187,374	1984	1984	0	0	70.00	30.00

1 M/H 93- - 100% - 0

Heated Area: 1964

HX Base Yr

15

12

BAS
2015

15

29

12

USP
1993

29

61

28

27

2

4

2

33

28

BID DATE

LCI DATE

86393 MACAW RD, YULEE				BLD DATE						LGL DATE	
				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960		
328.00	SF	10.00	10.00	100	1989	1989	3	20	656		
110.00	SF	11.75	11.75	100	1989	1989	3	40	517		
1.00	UT	6,000.00	6,000.00	100	2009	2009	3	100	6,000		
64.00	SF	10.00	10.00	100	2009	2009	3	40	256		
277.00	SF	10.00	10.00	100	2013	2013	3	60	1,662		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		56,212	
TOTAL MARKET OB/XF VALUE		11,051	
TOTAL LAND VALUE - MARKET		320,000	
TOTAL MARKET VALUE		387,263	
SOH/AGL Deduction		287,447	
ASSESSED VALUE		99,816	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		49,816	
TOTAL JUST VALUE		387,263	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		383,489	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6953	REPAIR/RRF	3,029	01/18/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0672/0998	12/22/1992	WD U	I	10	
GRANTOR: FLOOD LOUISE ET AL					
GRANTEE: MARTYN W V & LOTTIE					
0190/0244	1/01/1975	AA Q	V		12,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W3 USP=[YR=1993] N12 W29 BAS=[YR=2015] W15 S12 E15 N12\$ S12 E29\$ W61 S28 E27 N2 E4 S2 E33 N28\$.											