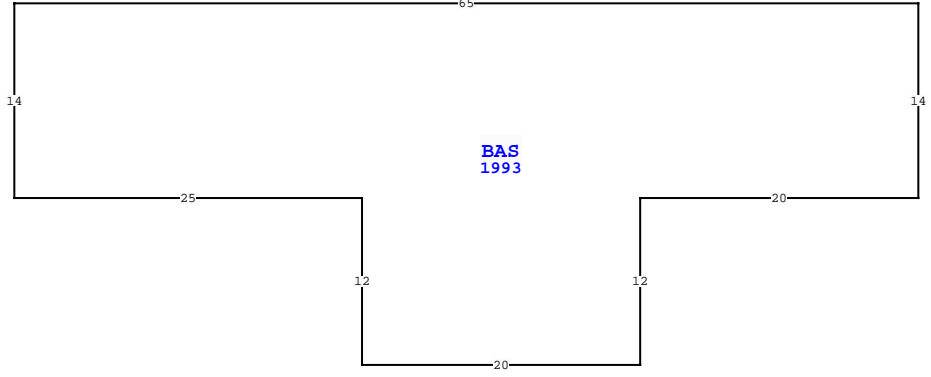


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	04	PLYWOOD	80	
Interior Wall	05	DRYWALL	20	
Interior Floor	14	CARPET	80	
Interior Floor	08	SHT VINYL	20	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		2	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	1,150	100	1,150	28,062
TOTALS	1,150		1,150	28,062

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,150	116.2000	81.34	93,541	1979	1979	0	0	70.00	30.00
1 M/H 93- - 100% - 2010 Heated Area: 1150 HX Base Yr 2010											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		42,696	
TOTAL MARKET OB/XF VALUE		3,212	
TOTAL LAND VALUE - MARKET		183,325	
TOTAL MARKET VALUE		229,233	
SOH/AGL Deduction		125,449	
ASSESSED VALUE		103,784	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		53,784	
TOTAL JUST VALUE		229,233	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		226,184	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1673/0248	11/05/2009	QC	U	I	11	100
GRANTOR: VANZEEELAND CATHERINE						
GRANTEE: TESTA ANTHONY MICHA						
1649/1436	11/05/2009	QC	U	I	11	100
GRANTOR: VANZEEELAND CATHERINE						
GRANTEE: TESTA ANTHONY MICHA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W65 S14 E25 S12 E20 N12 E20 N14\$.	

EXTRA FEATURES																
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	0940	SHEDS/PORT	0	100	21	21			13.20	100	1980	1980	3	20	1,164	
2	0940	SHEDS/PORT	0	100	10	8			30.00	100	1985	1985	3	20	480	
3	0754	FOP	0	100	24	10			15.00	100	1990	1990	3	20	720	
4	1242	WD DECK A	0	100	20	10			10.00	100	1990	1990	3	20	400	
5	0751	UOP	0	0	14	8			10.00	100	1989	1989	3	20	224	
6	0751	UOP	0	0	14	8			10.00	100	1989	1989	3	20	224	
TOTAL OB/XF 3,212																

LAND DESCRIPTION										TOTAL OB/XF														
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	0006	OR	0.00	0.00	2.23	AC		1.00	1.00	1.00	80,000.00	80,000.00	178,400							
2	009630	C	SWAMP	100		OR	0.00	0.00	9.85	AC		1.00	1.00	1.00	500.00	500.00	4,925							

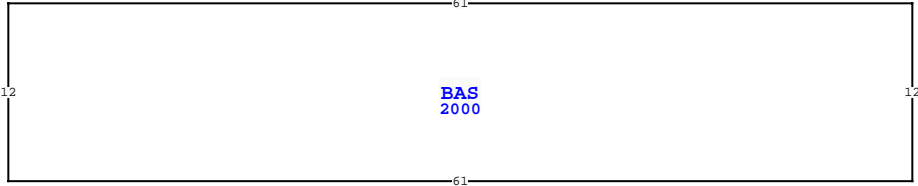
LOTS 77 THRU 82
IN OR 1673/248
R334147 & MH/ID 4546

TESTA ANTHONY MICHAEL
76461 DOVE ROAD
YULEE, FL 32097

2024

05-2N-27-4292-0077-0000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
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
BAS	732	100	732
			14,634
TOTALS	732		732
			14,634

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	732	95.2000	66.64	48,780	1979	1979	0	0	0	70.00	30.00
2 M/H 93- - 0% - 2010			Heated Area: 732			HX Base Yr 2010						
												
				BLD DATE	05/04/2015	KK	LGL DATE					
				XF DATE			LAND DATE					
				INC DATE			AG DATE					

NASSAU COUNTY PROPERTY				PAGE 2 of 2	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
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TOTAL MARKET OB/XF VALUE		3,212			
TOTAL LAND VALUE - MARKET		183,325			
TOTAL MARKET VALUE		229,233			
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ASSESSED VALUE		103,784			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		53,784			
TOTAL JUST VALUE		229,233			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		226,184			
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1673/0248	11/05/2009	QC U	I	11	100
GRANTOR: VANZEEELAND CATHERINE					
GRANTEE: TESTA ANTHONY MICHA					
1649/1436	11/05/2009	QC U	I	11	100
GRANTOR: VANZEEELAND CATHERINE					
GRANTEE: TESTA ANTHONY MICHA					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2000] W61 S12 E61 N12 \$.					

EXTRA FEATURES																
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV