

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	08	WD ON PLY 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 90		
Interior Floor	08	SHT VINYL 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC		4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	836	100	836	48,843
USP	80	30	24	1,402
UST	24	45	11	643
TOTALS	940		871	50,888

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0		82,745	1961	1961	0	0	38.50	61.50

Heated Area: 836 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			50,888
TOTAL MARKET OB/XF VALUE			13,489
TOTAL LAND VALUE - MARKET			111,750
TOTAL MARKET VALUE			176,127
SOH/AGL Deduction			0
ASSESSED VALUE			176,127
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			176,127
TOTAL JUST VALUE			176,127
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			300,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991713	REPAIR/RRF	4,290	05/01/1999
95-02045	REMODEL	4,621	06/01/1995
8924	MH MOVE-ON	12,000	06/08/1992
7596	MH MOVE-ON	1,000	12/15/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/0742	7/09/2018	WD Q	Q	I	01	185,000

GRANTOR: MENTORIA MOBLEY REVOC
GRANTEE: BHAVANI VENTURES LL
1547/0002 1/18/2008 QC U I 01 100
GRANTOR: MOBLEY MENTORIA
GRANTEE: MOBLEY MENTORIA REV

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	1242	WD DECK A	0	0	8	10	SF	10.00	10.00	100	1993	1993	3	20	160	
2	0937	WELL	0	0	0	0	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
4	0752	USP	0	0	8	8	SF	15.00	15.00	100	2004	2004	3	36	346	
5	0810	CONCRETE A	0	0	60	3	SF	6.50	6.50	100	2004	2004	3	84	983	

TOTAL OB/XF												13,489					
75966 MENTORIA RD, YULEE												BLD DATE		LGL DATE		12/07/2023	DC
												XF DATE		LAND DATE			
												INC DATE		AG DATE			

BUILDING NOTES											
BAS=[YR=1993] W38 S22 E11 USP=[YR=1993] S5 E16 N5 W16\$ E27 N22\$ UST=[YR=2006] N6 W4 S6 E4 \$.											

BUILDING DIMENSIONS											
BAS=[YR=1993] W38 S22 E11 USP=[YR=1993] S5 E16 N5 W16\$ E27 N22\$ UST=[YR=2006] N6 W4 S6 E4 \$.											

LAND DESCRIPTION												TOTAL OB/XF												13,489					
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	0		CHT	0.00	0.00	2.98	AC		1.00	1.00	0.50	75,000.00	37,500.00	111,750												