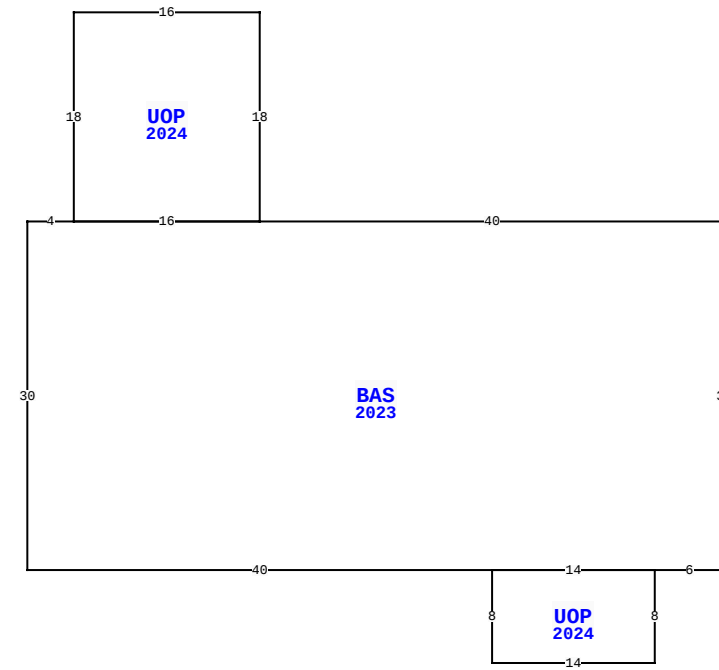


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		30	VINYL 100		0820	02	1,900	120.0000	84.00	159,600	1985	1985	0	0	0	70.00	30.00	VALUATION BY		STANDARD																		
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 0% - 2023													Heated Area: 1800										HX Base Yr										
Roof Cover		12	MODULAR MT 100																BUILDING MARKET VALUE										Tax Dist:									
Interior Wall		05	DRYWALL 100																TOTAL MARKET OB/XF VALUE										47,880									
Interior Floo		08	SHT VINYL 100																TOTAL LAND VALUE - MARKET										7,909									
Air Condition		03	CENTRAL 100																TOTAL LAND VALUE - MARKET										97,500									
Heating Type		04	AIR DUCTED 100																TOTAL MARKET VALUE										153,289									
Bedrooms			3 100																SOH/AGL Deduction										0									
Bathrooms			2 100																ASSESSED VALUE										153,289									
Frame		02	WOOD FRAME 100																TOTAL EXEMPTION VALUE										0									
Stories		1.	1. 100																BASE TAXABLE VALUE										153,289									
Units			0 100																TOTAL JUST VALUE										153,289									
					NCON VALUE										6,888																							
					INCOME VALUE																																	
					PREVIOUS YEAR MKT VALUE										143,248																							
Quality		03	Quality Level 03																																			
DOR CODE		0200	MOBILE HOME																																			
MAP NUM			MKT AREA		05																																	
NEIGHBORHOOD/LOC		5010.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,800	100	1,800	45,360																																		
UOP	112	25	28	706																																		
UOP	288	25	72	1,814																																		
TOTALS		2,200		1,900	47,880																																	
EXTRA FEATURES					75396 JOHNSON LAKE RD, YULEE										BLD DATE				LGL DATE																			
															XF DATE				LAND DATE																			
															INC 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																					
1	0940	SHEDS/PORT	0	0	16	16	256.00	SF	20.10	20.10	100	1985	1985	3	20	1,029																						
2	0810	CONCRETE A	0	0	0	0	380.00	SF	6.50	6.50	100	1985	1985	3	47	1,161																						
3	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1985	1985	3	20	160																						
4	0350	CARPORT WD	0	0	24	12	288.00	SF	8.58	8.58	100	2003	2003	3	21	519																						
5	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	1996	1996	3	20	192																						
6	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1985	1985	3	20	480																						
7	0350	CARPORT WD	0	0	24	14	336.00	SF	13.00	13.00	100	2024	2023		100	4,368																						
LAND DESCRIPTION					TOTAL OB/XF										7,909																							
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														
1	000733	C	MISC RES LAK	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000																					
2	000733	C	MISC RES LAK	0		RM	0.00	0.00	0.50	LT		1.00	1.00	1.00	65,000.00	65,000.00	32,500																					