



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall		N/A 100	
Interior Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Quality	04	Quality Level 04	
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	1,620	100	1,620
			SUBAREA MARKET VALUE
			71,705
TOTALS	1,620		1,620
			71,705

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,620	105.3800	79.04	128,045	2000	2005	0	0	0	44.00	56.00
2 M/H 94+ - 0% - 0												
Heated Area: 1620												
HX Base Yr												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			71,705
TOTAL MARKET OB/XF VALUE			3,200
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			154,905
SOH/AGL Deduction			72,388
ASSESSED VALUE			82,517
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			82,517
TOTAL JUST VALUE			154,905
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,569
PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145579	CO ISSUED	0	10/29/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2027/0953	2/08/2016	QC	U	I	11	100
GRANTOR: ARNETT PROPERTIES INC						
GRANTEE: ARNETT FREDDY JR						
1005/0721	8/28/2001	QC	U	V	19	100
GRANTOR: ARNETT FREDERICK H						
GRANTEE: ARNETT PROPERTIES I						

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	4	4	16.00	SF	10.00	10.00	100	2014	2014	3	65	104	
2	1242	WD DECK A	0	0	4	6	24.00	SF	10.00	10.00	100	2014	2014	3	65	156	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
86138 JONATHAN MICHAEL LN, YULEE					

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2014] W60 S27 E60 N27\$.												

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000								