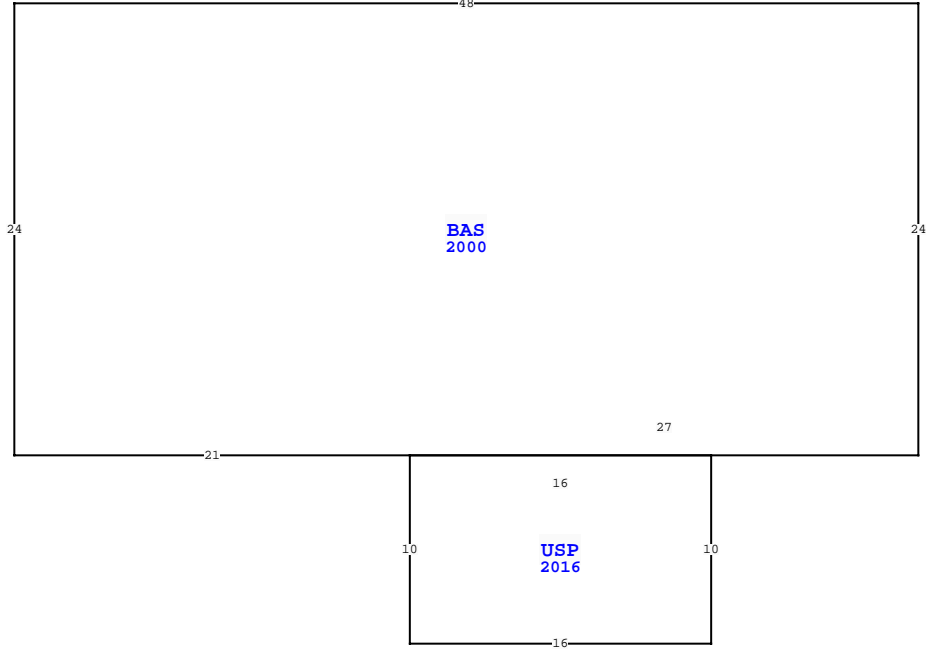




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	05	Quality Level 05	
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	1,152	100	1,152
USP	160	50	80
			SUBAREA MARKET VALUE
			96,215
			6,682
TOTALS	1,312		1,232
			102,897

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,232	139.2000	104.40	128,621	1998	2015	0	0	20.00	80.00		
1 M/H 94+ - 100% - 2021 Heated Area: 1152 HX Base Yr 2021													



NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY					
VALUATION BY					STANDARD
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE					114,182
TOTAL MARKET OB/XF VALUE					2,234
TOTAL LAND VALUE - MARKET					92,000
TOTAL MARKET VALUE					208,416
SOH/AGL Deduction					122,919
ASSESSED VALUE					85,497
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE					35,497
TOTAL JUST VALUE					208,416
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					209,627
XF0B:5:1: 7/2016KW: WD DOCK APPEARS POOR CONDTN- A					
BLDG:1:1: 1998 FLEE __ GAFLV34(A/B)70930					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
B1531303	SCNRM	3,571	10/01/2015		
E1326846	WIRESHED	0	10/01/2013		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2403/1599	10/27/2020	WD Q	I		02	187,900
GRANTOR: WARD KENNETH E & STAC						
GRANTEE: LINDLEY CLARA BLANC						
1288/0601	1/18/2005	WD Q	I			129,000
GRANTOR: HERRINGTON ROBERT W						
GRANTEE: WARD KENNETH E & ST						

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	100	8	10			10.00	100	1997	1997	3	20	160	
3	0940	SHEDS/PORT	0	100	24	12			30.00	100	2005	2005	3	24	2,074	

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
85306 MINER RD, YULEE							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2000] W48 S24 E21 USP=[YR=2016] S10 E16 N10 W16\$ E27 N24\$.													

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	000116	C	SFR MARSH	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.15	80,000.00	92,000.00	92,000							

