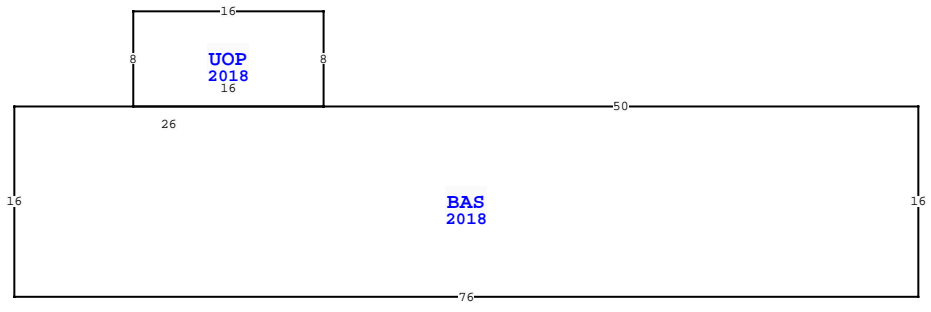


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	08	SHT VINYL 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
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	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,216	100	1,216
UOP	128	25	32
			SUBAREA MARKET VALUE
			49,905
			1,313
TOTALS	1,344		1,248
			51,218

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,248	136.8000	102.60	128,045	1997	1997	0	0	60.00	40.00
2 M/H 94+ - 100% - 2020 Heated Area: 1216 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			51,218
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			126,218
SOH/AGL Deduction			50,247
ASSESSED VALUE			75,971
TOTAL EXEMPTION VALUE	HX HB DX		55,000
BASE TAXABLE VALUE			20,971
TOTAL JUST VALUE			126,218
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			121,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH171018	CO ISSUED	0	03/15/2018
MH177018	MH MOVE-ON	0	11/30/2017
95-2151	CHNGE SRVC	0	10/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2141/1483	8/18/2017	WD Q	Q	I	01	45,100
GRANTOR: HOLLOWAY STRICKLAND I						
GRANTEE: JOHNS LISA L						
1757/1407	7/28/2006	DG U	I	19		100
GRANTOR: HOLLOWAY PAMELA M						
GRANTEE: HOLLOWAY STRICKLAND						

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

BUILDING NOTES	
96223 PIRATES BLUFF RD, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2018] W50 UOP=[YR=2018] N8 W16 S8 E16\$ W26 S16 E76 N16\$.	

LAND DESCRIPTION																								
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	000102	C	SFR/MH	100		RMH	190.00	130.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							