

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 Floor	13	LVT/LAMMT 70	
Interior Floor	14	CARPET 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Quality	04	Quality Level 04	
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	1,248	100	1,248
			SUBAREA MARKET VALUE
			115,451
TOTALS	1,248		1,248
			115,451

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	127.1600	95.37	119,022	2020	2020	0	0	3.00	97.00													
1 M/H 94+ - 100% - 0																								
Heated Area: 1248																								
HX Base Yr																								
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>48</p> <p>26</p> <p>BAS 2020</p> <p>48</p> <p>26</p> </div>																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>06/20/2023</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				06/20/2023		MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
			06/20/2023		MLU																			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			115,451
TOTAL MARKET OB/XF VALUE			5,965
TOTAL LAND VALUE - MARKET			133,600
TOTAL MARKET VALUE			255,016
SOH/AGL Deduction			97,557
ASSESSED VALUE			157,459
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			107,459
TOTAL JUST VALUE			255,016
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			248,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH07883	CO ISSUED	0	11/16/2020
MH07883	MH MOVE-ON	0	08/01/2020
7235	MH MOVE-ON	26,900	04/21/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0514/0506	4/06/1987	WD	U	V		18,000
GRANTOR: RODGER IRENE R						
GRANTEE: MILLS ROBERT & AMAND						
0222/0228		AD	Q	V		7,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020] W48 S26 E48 N26\$.	

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	0 100	12	12	144.00	SF	20.10	20.10	100	1987	1987	3	20	579	
2	0940	SHEDS/PORT	0 100	12	12	144.00	SF	6.00	6.00	100	1980	1980	3	20	173	
3	0810	CONCRETE A	0 100	24	23	552.00	SF	6.50	6.50	100	1995	1995	3	70	2,512	
4	0940	SHEDS/PORT	0 100	28	12	336.00	SF	20.10	20.10	100	2009	2009	3	40	2,701	
TOTALS																
96290 BLACKROCK RD, YULEE																
TOTAL OB/XF 5,965																

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	100	0006	RMH	0.00	0.00	1.67	AC		1.00	1.00	1.00	80,000.00	80,000.00	133,600							