

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	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	04	Quality Level 04	
DOR CODE		0200 MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,836	100	1,836
			SUBAREA MARKET VALUE
			116,765
TOTALS	1,836		1,836
			116,765

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,836	128.4800	96.36	176,917	2010	2010	0	0	34.00	66.00
3 M/H 94+ - 100% - 2016			Heated Area: 1836				HX Base Yr 2016				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">BAS 2015</span> </div>											
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		127,103	
TOTAL MARKET OB/XF VALUE		7,474	
TOTAL LAND VALUE - MARKET		204,700	
TOTAL MARKET VALUE		339,277	
SOH/AGL Deduction		169,321	
ASSESSED VALUE		169,956	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		119,956	
TOTAL JUST VALUE		339,277	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		335,257	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632029	550SFFGR	0	04/01/2016
MH155636	CO ISSUED	0	05/11/2015
B155636	MH MOVE-ON	0	04/01/2015
MH992823	MH MOVE-ON	0	08/01/1999
M992608	MH MOVE-ON	0	03/01/1999
961372	MH MOVE-ON	0	07/17/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1953/1239	12/19/2014	WD	Q	V	02	65,000
GRANTOR: SISTERS 4 LLC						
GRANTEE: POTTER CATHERINE &						
1902/1314	2/10/2014	QC	U	I	11	100
GRANTOR: BURKE SHARON ANN ETAL						
GRANTEE: SISTERS 4 LLC						

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	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	2015	2015	3	70	4,032	
2	0681	POLE SHED	0 100	11	9	99.00	SF	15.00	15.00	100	2015	2015	3	78	1,158	
3	0681	POLE SHED	0 100	12	12	144.00	SF	15.00	15.00	100	2015	2015	3	78	1,685	
4	0810	CONCRETE A	0 100	12	8	96.00	SF	6.50	6.50	100	2016	2016	3	96	599	

TOTAL OB/XF												7,474				
85272 MINER RD, YULEE																
BLD DATE												LGL DATE				
XF DATE												LAND DATE				
INC DATE												AG DATE				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2015] W68 S27 E68 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	100		OR	0.00	0.00	2.54	AC		1.00	1.00	1.00	80,000.00	80,000.00	203,200							
2	009630	C	SWAMP	100		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500							

