



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	08	SHT VINYL 20		
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		03	Quality Level 03	
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	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	60,023
BAS	144	100	144	4,657
FSP	80	60	48	1,552
PTO	196	5	10	323
STP	36	10	4	130
UCP	478	20	96	3,105
UOP	35	25	9	291

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,167	123.2000	92.40	200,231	1996	1996	0	0	0	65.00	35.00
1 M/H 94+ - 100% - 1998 Heated Area: 2000 HX Base Yr 1998												

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					106,988				
TOTAL MARKET OB/XF VALUE					12,346				
TOTAL LAND VALUE - MARKET					101,595				
TOTAL MARKET VALUE					220,929				
SOH/AGL Deduction					95,557				
ASSESSED VALUE					125,372				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					75,372				
TOTAL JUST VALUE					220,929				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					227,349				

CHAPMAN MARK & ROXANNE
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2024

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