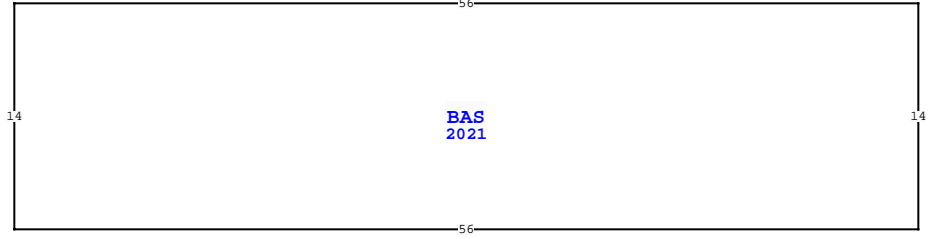




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	784	113.0000	84.75	66,444	2021	2021	0	0	2.00	98.00		
3 M/H 94+ - 100% - 2021			Heated Area: 784				HX Base Yr 2021						



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			65,115
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			115,115
SOH/AGL Deduction			26,155
ASSESSED VALUE			88,960
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			38,960
TOTAL JUST VALUE			115,115
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			111,394

Quality	03	Quality Level 03		
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	SUBAREA MARKET VALUE
BAS	784	100	784	65,115
TOTALS	784		784	65,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007045	MH MOVE-ON	0	06/01/2021
8791	TEMP POLE	200	03/19/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2392/0260	3/17/2020	QC	U	I	11	100

GRANTOR: DAY JOHN
 GRANTEE: KAUFFMAN ANDREW D
 0827/0461 3/24/1998 WD U I 09 18,000
 GRANTOR: FISHER ANNIE LEE
 GRANTEE: DAY JOHN

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

85092 JOHNSON LN, YULEE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS													
BAS=[YR=2021] W56 S14 E56 N14\$.													

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	0002	RM	150.00	170.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							