



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall		N/A 100	
Interior Floo	14	CARPET 80	
Interior Floo	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	0	0 100	
Units		0 100	
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
BAS	1,012	100	1,012
			20,444
TOTALS	1,012		1,012
			20,444

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,012	96.2000	67.34	68,148	1987	1992	0	0	70.00	30.00		
1 M/H 93- - 100% - 2010 Heated Area: 1012 HX Base Yr 2010													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		20,444	
TOTAL MARKET OB/XF VALUE		6,918	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		107,362	
SOH/AGL Deduction		66,161	
ASSESSED VALUE		41,201	
TOTAL EXEMPTION VALUE		30,000	
BASE TAXABLE VALUE		11,201	
TOTAL JUST VALUE		107,362	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		105,902	
GR/UT AND CRPT ARE ATTACHED			
BLDG:1:4: 1987 PINE / ASSESSED 2009.			
BLDG:1:2: RP: 12533258 & 12533259			
BLDG:1:1: DW/MH/ID LHMLP24091901925(A/B)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
6886	MH MOVE-ON	18,700	09/03/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/1058	6/05/2024	PR U		I	19	100
GRANTOR: LEE DONNA S AS PR OF						
GRANTEE: SLUDER WILLIAM L						
1635/1024	4/02/2009	QC U		I	11	100
GRANTOR: SLUDER LUTHER R & MAR						
GRANTEE: SLUDER LUTHER R & M						

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	0510	GARAGE WD-	0	100	30	27		35.00	100	1990	1990	3	20	5,670	
2	0350	CARPORT WD	0	100	16	30		13.00	100	1994	1994	3	20	1,248	

TOTAL OB/XF													
6,918													
86087 HAYLEY PL, YULEE													
BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2008] W44 S23 E44 N23\$.													

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							