

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		3 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Quality	04	Quality Level 04	
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	2,128	100	2,128
			SUBAREA MARKET VALUE
			190,700
TOTALS	2,128		2,128
			190,700

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0800	02	2,128	128.4800	96.36	205,054	2018	2018		0	0	7.00	93.00		
1 M/H 94+ - 100% - 2021			Heated Area: 2128			HX Base Yr 2021								
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>76</p> <p>28</p> <p>BAS 2018</p> <p>76</p> <p>28</p> </div>														
85011 PEACOCK CT, YULEE														
BLD DATE			XF DATE			INC DATE			LGL DATE			LAND DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		190,700			
TOTAL MARKET OB/XF VALUE		0			
TOTAL LAND VALUE - MARKET		119,280			
TOTAL MARKET VALUE		309,980			
SOH/AGL Deduction		98,420			
ASSESSED VALUE		211,560			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		161,560			
TOTAL JUST VALUE		309,980			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		284,566			
MISC STRG = NV					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
18010934	CO ISSUED	0	10/31/2018		
MH003333	MH MOVE-ON	0	12/01/2000		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2210/0490	7/09/2018	WD	Q	V	01	40,000
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: HENWOOD LISA & CHR						
1877/0783	8/28/2013	SW	U	V	12	942,000
GRANTOR: COMPASS BANK						
GRANTEE: TRG CFG PROJECT I L						

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2018] W76 S28 E76 N28\$.												

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	2.13	AC		1.00	1.00	0.70	80,000.00	56,000.00	119,280								