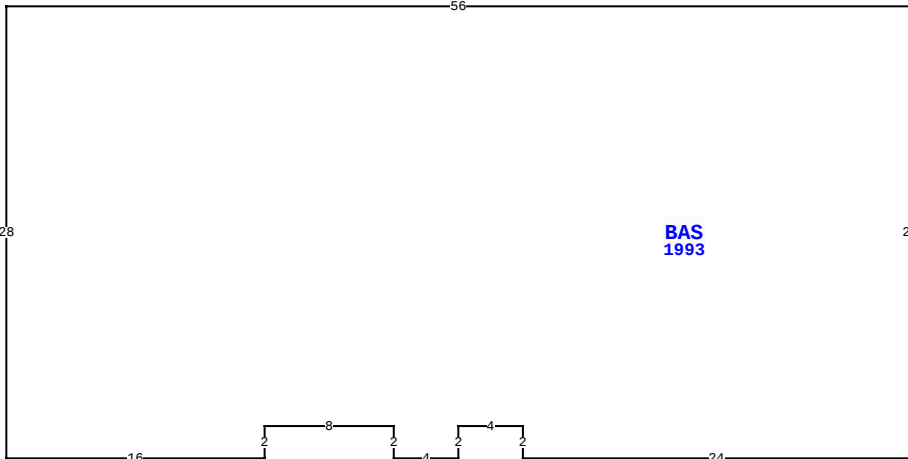


BECKHAM THOMAS C
86104 KENSINGTON CT
YULEE, FL 32097

42-2N-27-4612-0001-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD													
Exterior Wall	05	0820	02	1,544	116.2000	81.34	125,589	1986	1986	0	0	0	70.00	30.00	Tax Group: 4	Tax Dist:													
Roof Structure	03	1 M/H 93- - 0% - 0													Heated Area: 1544					HX Base Yr									
Roof Cover	12														BUILDING MARKET VALUE					37,677									
Interior Wall	04														TOTAL MARKET OB/XF VALUE					5,790									
Interior Floor	14														TOTAL LAND VALUE - MARKET					80,000									
Interior Floor	08														TOTAL MARKET VALUE					123,467									
Air Condition	01														SOH/AGL Deduction					35,794									
Heating Type	04														ASSESSED VALUE					87,673									
Bedrooms															TOTAL EXEMPTION VALUE					0									
Bathrooms															BASE TAXABLE VALUE					87,673									
Frame	02														TOTAL JUST VALUE					123,467									
Stories	1.														NCON VALUE					0									
Units	0	INCOME VALUE																											
BUD8 Adjustme	04	PREVIOUS YEAR MKT VALUE					121,091																						
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	1,544	100	1,544	37,677																									
TOTALS										1,544	1,544					37,677													
EXTRA FEATURES										85090 TERRY RD, YULEE																			
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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100													
2	0751	UOP	0	0	16	6	96.00	SF	10.00	10.00	100	2002	2002	3	30	288													
3	0510	GARAGE WD-	0	0	18	18	324.00	SF	35.00	35.00	100	2002	2002	3	30	3,402													
LAND DESCRIPTION										TOTAL OB/XF 5,790																			
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	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000												
										</																			