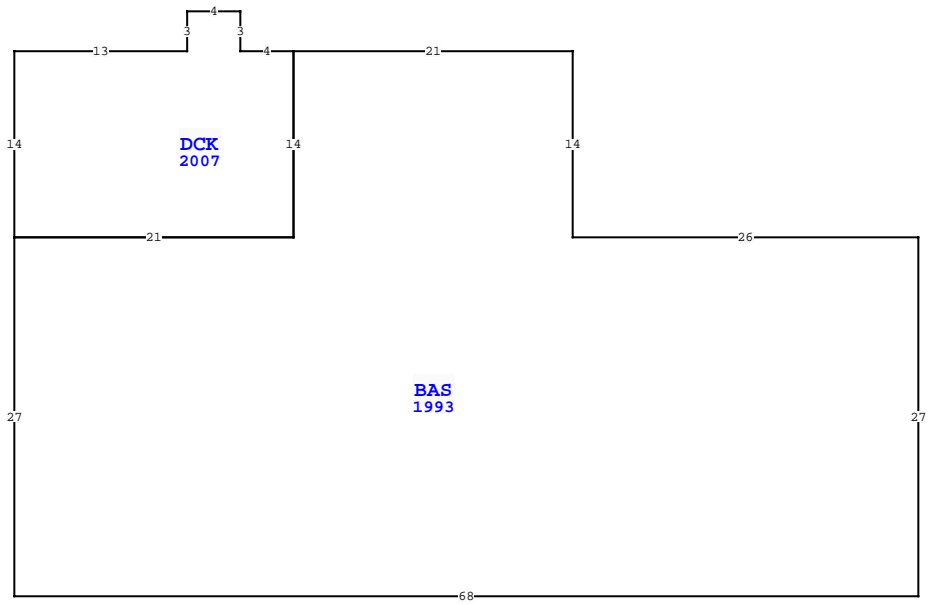


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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
BAS	2,130	100	2,130
DCK	306	15	46
			SUBAREA MARKET VALUE
			52,245
			1,128
TOTALS	2,436		2,176
			53,373

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	M/H	93-	- 100%	- 2005								
					Heated Area: 2130							
						HX Base Yr 2005						



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			53,373
TOTAL MARKET OB/XF VALUE			2,656
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			136,029
SOH/AGL Deduction			83,763
ASSESSED VALUE			52,266
TOTAL EXEMPTION VALUE	HX HB WX		32,266
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			136,029
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			132,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8771	MH MOVE-ON	49,000	01/03/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1266/1403	10/19/2004	WD Q	Q I		102,000	
GRANTOR: SUMNER DWAYNE & PATRI						
GRANTEE: OLIVER RUBY E						
0889/0868	6/30/1999	WD Q	Q I		71,000	
GRANTOR: DAVIS MARK						
GRANTEE: SUMNER DWAYNE & PAT						

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991
2	1242	WD DECK A	0 100	0	0	103.00	SF	10.00	10.00	100	2000	2000

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
85247 DUANE RD, YULEE					

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W26 N14 W21 DCK=[YR=2007] W4 N3 W4 S3 W13 S14 E21 N14\$ S14 W21 S27 E68 N27\$.												

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000								