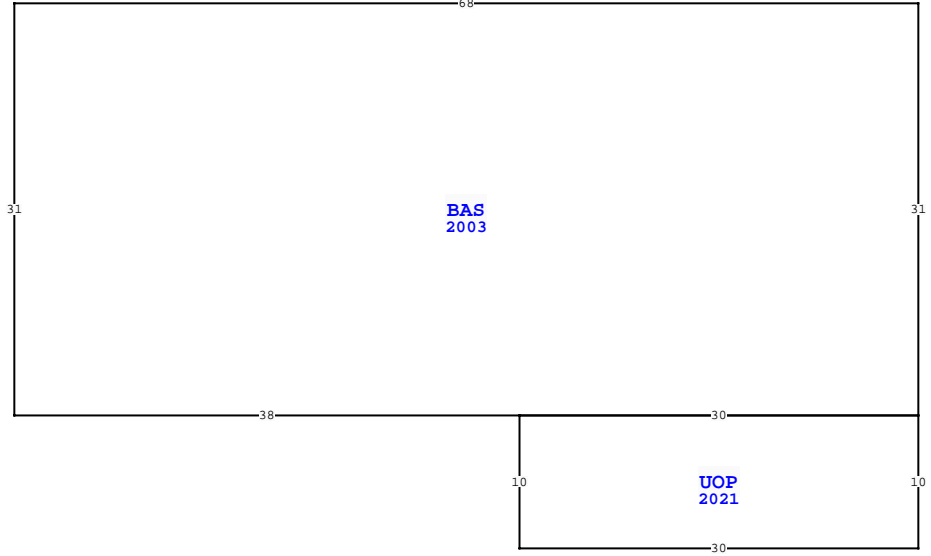


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	11	CLAY TILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,108	100	2,108
UOP	300	25	75
TOTALS	2,408		2,183
			114,241

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,183	124.6000	93.45	204,001	2002	2005	0	0	44.00	56.00
1 M/H 94+ - 100% - 2019			Heated Area: 2108			HX Base Yr 2019					



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			133,991
TOTAL MARKET OB/XF VALUE			19,670
TOTAL LAND VALUE - MARKET			168,000
TOTAL MARKET VALUE			321,661
SOH/AGL Deduction			153,925
ASSESSED VALUE			167,736
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			117,736
TOTAL JUST VALUE			321,661
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			318,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU02398	MH MOVE-ON	1	11/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2043/0028	4/14/2016	SW	U	I	12	86,600
GRANTOR: BANK OF AMERICA N A						
GRANTEE: HODGES ALAN F						
1921/1879	6/09/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF AMERICA NA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2002
2	0462	ST/AL FNC	0	100	90	360.00	SF	10.00	10.00	100	2018
3	0465	FNC GT 15'	0	100	0	1.00	UT	562.50	562.50	100	2018
4	0300	BOAT DCK W	0	100	20	360.00	SF	16.00	16.00	100	2018
5	0812	CONCRETE C	0	100	125	1,250.00	SF	4.00	4.00	100	2018
6	0351	CARPORT MT	0	100	30	540.00	SF	10.00	10.00	100	2018

TOTAL OB/XF											
19,670											
97304 WATER OAK RD, YULEE											
BLD DATE		LGL DATE		06/20/2023		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2003] W68 S31 E38 UOP=[YR=2021] S10 E30 N10 W30\$ E30 N31\$.			

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	000115	C	SFR ACRES	100	0008	OR	0.00	0.00	1.00	AC		1.00	1.00	0.60	80,000.00	48,000.00	48,000							
2	000115	C	SFR ACRES	100	0008	OR	0.00	0.00	2.00	AC		1.00	1.00	0.75	80,000.00	60,000.00	120,000							

