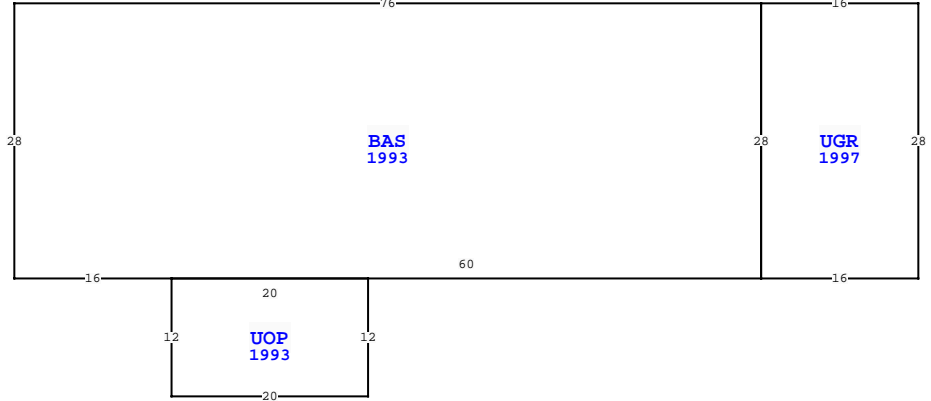


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	4048.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,128	100	2,128
UGR	448	45	202
UOP	240	25	60
TOTALS	2,816		2,390
			59,224

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,390	118.0000	82.60	197,414	1986	1986	0	0	70.00	30.00
1 M/H 93- - 100% - 2003 Heated Area: 2128 HX Base Yr 2003											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			59,224
TOTAL MARKET OB/XF VALUE			19,098
TOTAL LAND VALUE - MARKET			211,000
TOTAL MARKET VALUE			289,322
SOH/AGL Deduction			141,278
ASSESSED VALUE			148,044
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			98,044
TOTAL JUST VALUE			289,322
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			285,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704116	ADDITION	7,446	07/01/1997
6476	XFOB	16,600	05/18/1990
4548	ADDITION	2,040	12/14/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1049/0475	4/11/2002	WD Q	Q	I		155,800
GRANTOR: WILSON STEPHEN M & SA						
GRANTEE: HANEY PETER G & EVA						
0595/0403	4/18/1990	WD U	I	10		100
GRANTOR: WILSON STEPHEN M						
GRANTEE: WILSON STEPHEN & S						

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	0811	CONCRETE B	0	100	52	12	SF	5.20	5.20	100	1986	1986	3	49.5	1,606	
2	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
3	0510	GARAGE WD-	0	100	28	35	SF	35.00	35.00	100	1990	1990	3	20	6,860	
4	0940	SHEDS/PORT	0	100	6	8	SF	20.10	20.10	100	1990	1990	3	20	193	
5	0812	CONCRETE C	0	100	0	0	SF	4.00	4.00	100	1997	1997	3	73	7,539	
6	0351	CARPORT MT	0	100	20	20	SF	10.00	10.00	100	1997	1997	3	20	800	

TOTAL OB/XF												19,098				
85104 BLACKMON RD, YULEE												BLD DATE		LGL DATE		
												XF DATE		LAND DATE		
												INC DATE		AG DATE		

BUILDING NOTES											

BUILDING DIMENSIONS											
UGR=[YR=1997] W16 BAS=[YR=1993] W76 S28 E16 UOP=[YR=1993] S12 E20 N12 W20\$ E60 N28\$ S28 E16 N28\$.											

LAND DESCRIPTION												TOTAL OB/XF												19,098				
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	000116	C	SFR MARSH	100	0006	OR	0.00	0.00	2.11	AC		1.00	1.00	1.00	100,000.00	100,000.00	211,000											