



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
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	4048.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,512	100	1,512
			SUBAREA MARKET VALUE
			77,085
TOTALS	1,512		1,512
			77,085

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,512	117.2000	87.90	132,905	2006	2006	0	0	42.00	58.00		
1 M/H 94+ - 0% - 0 Heated Area: 1512 HX Base Yr													
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS 2006</div> </div>													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	77,085		
TOTAL MARKET OB/XF VALUE	10,989		
TOTAL LAND VALUE - MARKET	197,000		
TOTAL MARKET VALUE	285,074		
SOH/AGL Deduction	101,782		
ASSESSED VALUE	183,292		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	183,292		
TOTAL JUST VALUE	285,074		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	282,590		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4882	CO ISSUED	0	12/01/2006
MH064882	MH MOVE-ON	0	12/01/2006
E18553	ELEC OTHER	0	12/01/2006
M12325	MECH OTHER	0	12/01/2006
P11887	OTHER	0	12/01/2006
V9900040	OTHER	13,500	05/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2255/0273	12/12/2018	SW	U	I	12	175,000
GRANTOR: MATAWIN VENTURES TRUS						
GRANTEE: STRICKLAND EDWARD						
2159/0907	11/27/2017	CT	U	I	18	58,400
GRANTOR: CLERK OF COURT						
GRANTEE: MATAWIN VENTURES TR						

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	0810	CONCRETE A	0	0	0	374.00	SF	6.50	6.50	100	1985	1985	3	47	1,143	
2	0940	SHEDS/PORT	0	0	13	130.00	SF	30.00	30.00	100	2000	2000	3	20	780	
3	0812	CONCRETE C	0	0	0	2,869.00	SF	4.00	4.00	100	2000	2000	3	79	9,066	

TOTAL OB/XF														10,989
85120 BLACKMON RD, YULEE														
BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE				

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2006] W56 S27 E56 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	000116	C	SFR MARSH	0	0006	OR	0.00	0.00	1.97	AC		1.00	1.00	1.00	100,000.00	100,000.00	197,000							