



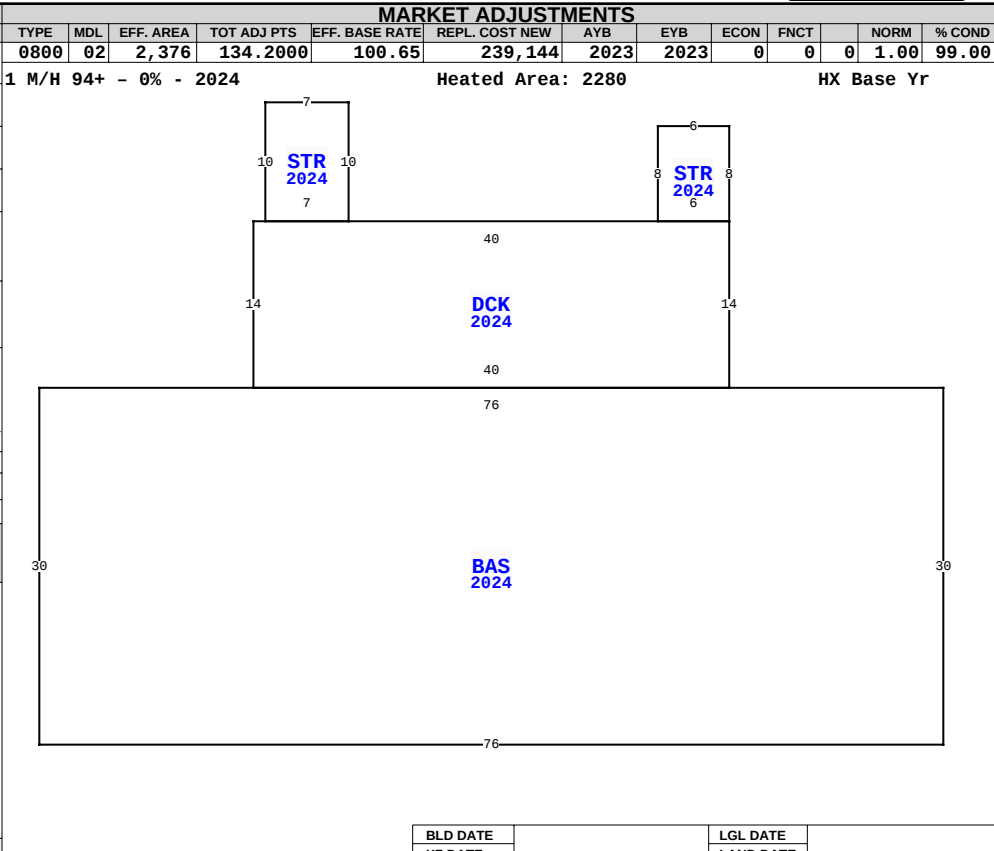
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100

Quality	04	Quality Level 04
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	2,280	100	2,280	227,187
DCK	560	15	84	8,370
STR	48	10	5	498
STR	70	10	7	698
TOTALS	2,958		2,376	236,753

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
3	0470	VNYL GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2023	2023	100
4	0471	VINYL FNC	0	0	0	0	210.00	LF	32.00	32.00	100	2024	2023	100

LAND DESCRIPTION														
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
1	000116	C	SFR MARSH	0		OR	0.00	0.00	0.89	AC		1.00	1.00	1.00



85184 AMANDA CT, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE			236,753
TOTAL MARKET OB/XF VALUE			7,920
TOTAL LAND VALUE - MARKET			89,000
TOTAL MARKET VALUE			333,673
SOH/AGL Deduction			0
ASSESSED VALUE			333,673
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			333,673
TOTAL JUST VALUE			333,673
NCON VALUE			244,673
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			101,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003498	76X30 D/H M/H 4BD		03/16/2023
B1531019	DEMOLITION	0	08/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2616/1743	1/30/2023	WD	Q	V	03	180,000	
GRANTOR: FLOREY STEPHEN & NANC							
GRANTEE: KIRKLAND KIMBERLY B							
1295/1074	2/15/2005	WD	Q	I		150,000	
GRANTOR: HUDSON ERMA ELEAZER							
GRANTEE: FLOREY STEPHEN & NA							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2024;ORIG=30,10] E76 S30 W76 N30 \$														
DCK=[YR=2024;ORIG=88,10] W40 N14 E40 S14 \$														
STR=[YR=2024;ORIG=88,-4] W6 N8 E6 S8 \$														
STR=[YR=2024;ORIG=49,-4] E7 N10 W7 S10 \$														