

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	13	LVT/LAMNT 100	
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		1 100	
Quality	05	Quality Level 05	
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
			156,274
TOTALS	1,512		1,512
			156,274

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	139.2000	104.40	157,853	2023	2023	0	0	1.00	99.00
1 M/H 94+ - 0% - 2024 Heated Area: 1512 HX Base Yr											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			156,274
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			236,274
SOH/AGL Deduction			0
ASSESSED VALUE			236,274
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			236,274
TOTAL JUST VALUE			236,274
NCON VALUE			156,274
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			88,040
DW/MH VIN: FL26100PHB204139(A/B) _ OWNERS: GARY &			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004050	INSTALL 24X30 GAR	46,216	04/09/2024
230015729	CO ISSUED		12/11/2023
230010071	D/W M/H		08/07/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2468/1356	5/28/2021	WD	Q	I	01	142,500
GRANTOR: METTS EDDIE & SHERYL						
GRANTEE: HINERMAN GARY & MIC						
0927/0534	4/05/2000	WD	U	I		66,000
GRANTOR: HANNAH CLYDE C						
GRANTEE: METTS EDDIE & SHERY						

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						
85255 STEPHEN RD, YULEE																						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=10,10] E56 S27 W56 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	DPHT 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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							