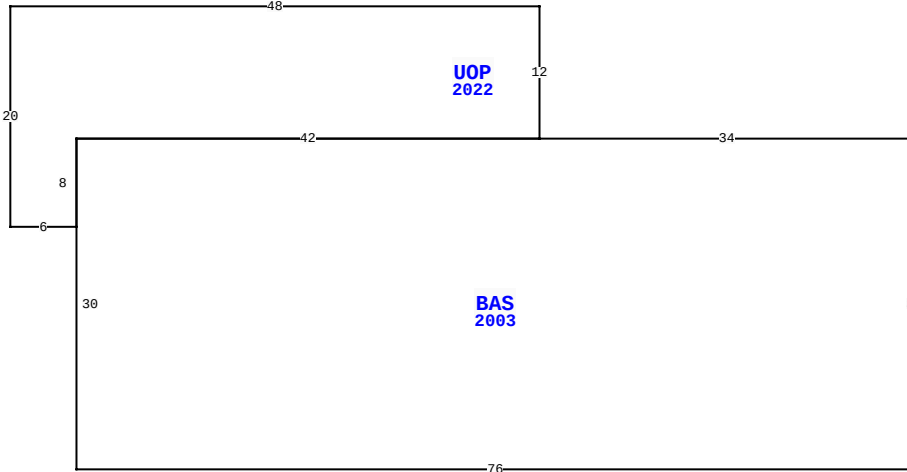


PEARSON AMANDA R
86161 MELISSA ROAD
YULEE, FL 32097

51-3N-27-4881-0091-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		30	VINYL 100		0800	02	2,436	125.2000	93.90	228,740	2003	2003	0	0	0	48.00	52.00	VALUATION BY		STANDARD									
Roof Structure		03	GABLE/HIP 100		1 M/H 94+ - 100% - 0													Heated Area: 2280		HX Base Yr									
Roof Cover		12	MODULAR MT 100															BUILDING MARKET VALUE		118,945									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		10,977									
Interior Floor		14	CARPET 80															TOTAL LAND VALUE - MARKET		160,000									
Interior Floor		11	CLAY TILE 20															TOTAL MARKET VALUE		289,922									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		148,846									
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE		141,076																						
Bedrooms			4 100		TOTAL EXEMPTION VALUE		HX		HB		WX		55,000																
Bathrooms			2 100		BASE TAXABLE VALUE		86,076																						
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE		289,922																						
Stories		1.	1. 100		NCON VALUE		0																						
Units			0 100		INCOME VALUE																								
BUD8 Adjustme		04	DIST 01 100		PREVIOUS YEAR MKT VALUE		286,795																						
Quality		03	Quality Level 03																										
DOR CODE		0200	MOBILE HOME																										
MAP NUM			MKT AREA		04																								
NEIGHBORHOOD/LOC		4040.00																											
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS		2,280	100	2,280	111,328																								
UOP		624	25	156	7,617																								
TOTALS		2,904		2,436	118,945																								
EXTRA FEATURES					86161 MELISSA RD, YULEE																								
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	1242	WD DECK A	0 100	8	16	128.00	SF	6.70	6.70	100	2013	2013	3	60	515														
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010														
3	0681	POLE SHED	0 100	32	22	704.00	SF	15.00	15.00	100	2002	2002	3	30	3,168														
4	0351	CARPORT MT	0 100	34	18	612.00	SF	10.00	10.00	100	2015	2015	3	70	4,284														
LAND DESCRIPTION																	TOTAL OB/XF 10,977												
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	100		RM	153.00	285.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000												
2	000102	C	SFR/MH	100		RM	153.00	285.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000												
REVIEW DATE		08/24/2022		BY		NWA		Total Acres: 2.00		Total Land Value: 160,000		Market: 0		Agricultural: 0		Common: 160,000		PRINTED 08/06/2024 BY SYS											