



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 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		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	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,488	100	1,488
			SUBAREA MARKET VALUE
			36,873
TOTALS	1,488		1,488
			36,873

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,488	118.0000	82.60	122,909	1972	1975	0	0	70.00	30.00
1 M/H 93- - 100% - 0 Heated Area: 1488 HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			36,873
TOTAL MARKET OB/XF VALUE			3,616
TOTAL LAND VALUE - MARKET			154,400
TOTAL MARKET VALUE			194,889
SOH/AGL Deduction			153,927
ASSESSED VALUE			40,962
TOTAL EXEMPTION VALUE	HX HB WX DX SL		40,962
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			194,889
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			192,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4071	H/AC	3,460	01/15/1992
5547	REMODEL	600	12/01/1988
3309	REMODEL	750	12/01/1988
5067	ADDITION	18,150	08/03/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0569/0218	5/04/1989	WD U	U	I	07	100
GRANTOR: COOPER W T ET AL						
GRANTEE: ROWE BRENDA G						
0550/0701	8/18/1988	WD U	U	I	10	3,000
GRANTOR: COOPER W T						
GRANTEE: ROWE BRENDA G						

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	1242	WD DECK A	0	100	6	8			10.00	100	1989	1989	3	20	96	
2	1242	WD DECK A	0	100	8	10			10.00	100	1989	1989	3	20	160	
3	0510	GARAGE WD-	0	100	20	24			35.00	100	1986	1986	3	20	3,360	

TOTAL OB/XF												3,616					
86179 WELDON AVE, YULEE																	
BLD DATE												LGL DATE					
XF DATE												LAND DATE					
INC DATE												AG DATE					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W62 S24 E62 N24 \$.											

LAND DESCRIPTION												TOTAL OB/XF												3,616					
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	000115	C	SFR ACRES	100	0007	RM	0.00	0.00	1.93	AC		1.00	1.00	1.00	80,000.00	80,000.00	154,400												