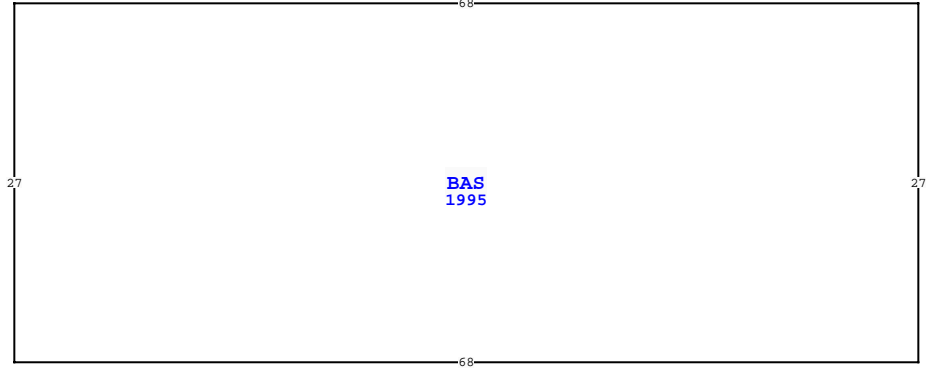




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	90		
Interior Floo	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1995	1,836	55,058
TOTALS	1,836			1,836	55,058

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,836	117.6000	99.96	183,527	1995	1995	0	0	70.00	30.00
1 M/H 94+ - 0% - 0			Heated Area: 1836			HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			55,058
TOTAL MARKET OB/XF VALUE			3,967
TOTAL LAND VALUE - MARKET			340,000
TOTAL MARKET VALUE			399,025
SOH/AGL Deduction			199,789
ASSESSED VALUE			199,236
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			199,236
TOTAL JUST VALUE			399,025
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			372,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961122	MH MOVE-ON	0	07/16/1996
95 1122	MH MOVE-ON	0	11/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1850/1919	4/15/2013	WD	U	I	11	100
GRANTOR: MURPHY MELBA R						
GRANTEE: WILLIAMS JOHN L & J						
0693/0836	12/03/1993	WD	U	I	10	12,000
GRANTOR: FLOOD LOUISE ETAL						
GRANTEE: MURPHY ROBERT & MEL						

86115 WREN RD, YULEE
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 05/08/2025 MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1995] W68 S27 E68 N27\$.	

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	0	27	10			10.00	100	1998	1998	3	20	540	
2	0755	FSP	0	0	12	68			20.00	100	2004	2004	3	21	3,427	

LAND DESCRIPTION										TOTAL OB/XF										3,967				
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	000100	C	RES	0	0002	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	340,000							