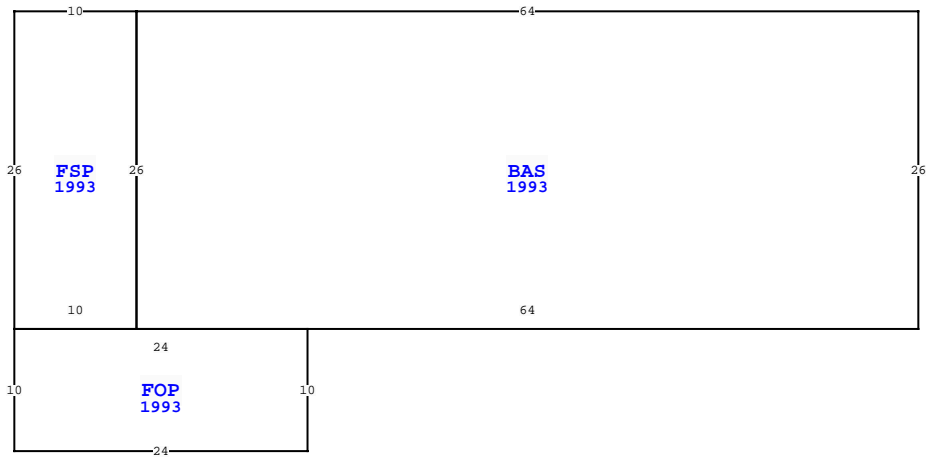




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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
BAS	1,664	100	1993
FOP	240	30	1993
FSP	260	60	1993
TOTALS	2,164		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,892	123.6000	98.88	187,081	1992	1997	0	0	65.00	35.00
1 M/H 93- - 0% - 0 Heated Area: 1664 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			84,448
TOTAL MARKET OB/XF VALUE			27,303
TOTAL LAND VALUE - MARKET			340,000
TOTAL MARKET VALUE			451,751
SOH/AGL Deduction			158,971
ASSESSED VALUE			292,780
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			292,780
TOTAL JUST VALUE			451,751
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			430,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8877	MH MOVE-ON	30,000	04/29/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0822/0014	2/06/1998	QC	Q	I	01	100
GRANTOR: PATTON DONALD R						
GRANTEE: PATTON SYLVIA & DON						
0768/1415	8/19/1996	QC	Q	I	06	100
GRANTOR: PATTON SYLVIA						
GRANTEE: PATTON DONALD R						

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	0511	GARAGE CB-	0	0	20	34	680.00	SF	40.00	40.00	100	1977	1977	3	27	7,344	
2	0811	CONCRETE B	0	0	20	40	800.00	SF	5.20	5.20	100	1993	1993	3	64	2,662	
3	0812	CONCRETE C	0	0	0	0	6,552.00	SF	4.00	4.00	100	1994	1994	3	66	17,297	

BUILDING NOTES			
86288 MACAW RD, YULEE			

BUILDING DIMENSIONS	
BAS=[YR=1993] W64 FSP=[YR=1993] W10 S26 FOP=[YR=1993] S10 E24 N10 W24\$ E10 N26\$ S26 E64 N26\$.	

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	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		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	340,000							

