

BUILDING CHARACTERISTICS					
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 Floo	14 CARPET 80				
Interior Floo	08 SHT VINYL 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
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	2,052	100	1996	2,052	61,326
TOTALS	2,052			2,052	61,326

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	94+	- 100%	- 0							
				Heated Area: 2052			HX Base Yr 1986				
<div style="border: 1px solid black; width: 400px; height: 150px; margin: 0 auto; position: relative;"> <div style="position: absolute; top: -20px; left: 50%; transform: translate(-50%, -50%);">-76-</div> <div style="position: absolute; bottom: -20px; left: 50%; transform: translate(-50%, -50%);">-76-</div> <div style="position: absolute; left: -20px; top: 50%; transform: translateY(-50%);">27</div> <div style="position: absolute; right: -20px; top: 50%; transform: translateY(-50%);">27</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS 1996</div> </div>											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			61,326
TOTAL MARKET OB/XF VALUE			3,293
TOTAL LAND VALUE - MARKET			98,600
TOTAL MARKET VALUE			163,219
SOH/AGL Deduction			83,606
ASSESSED VALUE			79,613
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			28,891
TOTAL JUST VALUE			163,219
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			159,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961551	MH MOVE-ON	0	11/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0496/1237	8/01/1986	QC	U	I		100
GRANTOR:						
GRANTEE:						
0354/0625	2/01/1982	WD	Q	V		8,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																
L	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	0751	UOP	0	100	10	26			10.00	100	1996	1996	3	23	598	
2	0500	FP-PRE FAB	0	100	0	0			3,500.00	100	1996	1996	3	77	2,695	

86374 MACAW RD, YULEE		BLD DATE		LGL DATE	05/08/2025	MLU
		XF DATE		LAND DATE		
		INC DATE		AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1996] W76 S27 E76 N27\$.	

LAND DESCRIPTION										TOTAL OB/XF										3,293				
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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
2	000100	C	RES	100		OR	0.00	0.00	0.16	AC		1.00	1.00	1.00	85,000.00	85,000.00	13,600							