

LOT 12
IN OR 1929/1499
2000 GENA TW/MH

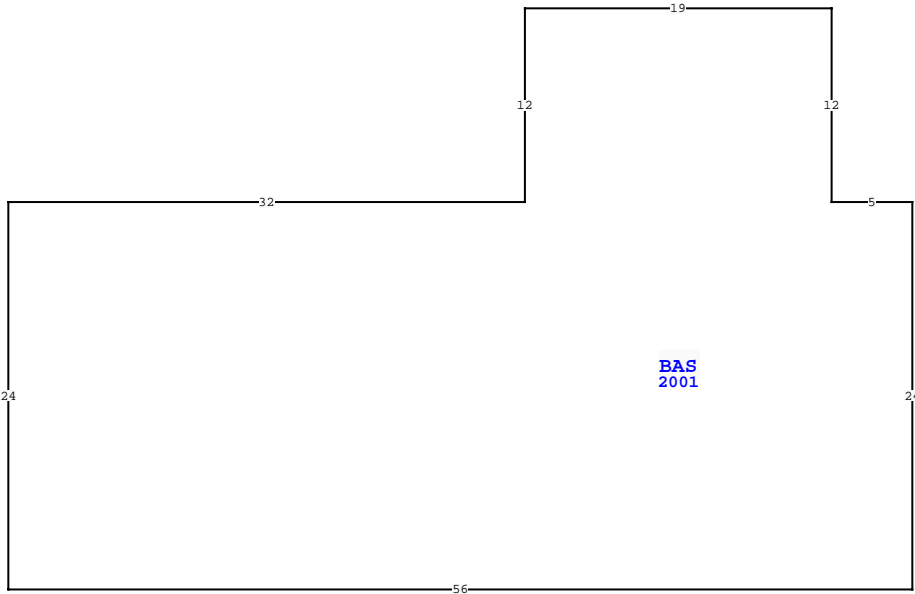
GIRGIS ROGER IRREV TRUST/CATHY L ATEN TRUSTEE
75614 JOHNSON LAKE RD
YULEE, FL 32097

2025

18-2N-27-4315-0012-0000

BUILDING CHARACTERISTICS	
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 80
Interior Floor	08 SHT VINYL 20
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,572	123.2000	104.72	164,620	2000	2005	0	0	46.00	54.00		
1 M/H 94+ - 100% - 2015 Heated Area: 1572 HX Base Yr 2015													



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Quality	03 Quality Level 03				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 05				
NEIGHBORHOOD/LOC	5010.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100	2001	1,572	88,895
TOTALS	1,572			1,572	88,895

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			88,895
TOTAL MARKET OB/XF VALUE			12,259
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			166,154
SOH/AGL Deduction			91,710
ASSESSED VALUE			74,444
TOTAL EXEMPTION VALUE	HX HB	49,444	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			166,154
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			159,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327257	XFOB	0	06/01/2013
R1313495	ROOF	204	05/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1929/1499	7/23/2014	SW	U	I	11	100

BUILDING NOTES						
GRANTOR: GIRGIS ROGER						
GRANTEE: ATEN CATHY L TRUSTE						
1460/1734	11/22/2006	QC	Q	I	06	100
GRANTOR: TUCKER DEWAYNE EDWARD						
GRANTEE: GIRGIS ROGER						

BUILDING DIMENSIONS						
BAS=[YR=2001] W5 N12 W19 S12 W32 S24 E56 N24 \$.						

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	0940	SHEDS/PORT	0	100	8	20			160.00	SF	30.00	100	1980	1980	3	20	960	
2	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905
3	1242	WD DECK A	0	100	16	8			128.00	SF	10.00	10.00	100	2005	2005	3	22	282
4	0752	USP	0	100	0	0			400.00	SF	15.00	15.00	100	2010	2010	3	56	3,360
5	0300	BOAT DCK W	0	100	0	0			440.00	SF	40.00	40.00	100	2000	2000	3	27	4,752

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	000134	C	RES POND	100		RM	100.00	188.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							