



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 100      |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 08 | SHT VINYL 100  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 0  | 0 100          |
| Units                    |    | 0 100          |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0200    | MOBILE HOME      |
| MAP NUM          |         | MKT AREA 09      |
| NEIGHBORHOOD/LOC | 9001.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,980            | 100         | 2018 | 1,980        | 189,943              |
| DCK       | 240              | 15          | 2024 | 36           | 3,453                |
| TOTALS    | 2,220            |             |      | 2,016        | 193,396              |

| EXTRA FEATURES |            |             |         |   |   |       |    |          |                |
|----------------|------------|-------------|---------|---|---|-------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0 | 0 | 1.00  | UT | 3,500.00 | 3,500.00       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 | 0005 | OR       | 0.00  | 0.00  | 5.08        |

| MARKET ADJUSTMENTS                                                                                                                           |     |           |             |                |                |      |      |      |      |
|----------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                                                                                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0800                                                                                                                                         | 02  | 2,016     | 125.4000    | 106.59         | 214,885        | 2018 | 2018 | 0    | 0    |
| 1 M/H 94+ - 100% - 2025                                                                                                                      |     |           |             |                |                |      |      |      |      |
| Heated Area: 1980                                                                                                                            |     |           |             |                |                |      |      |      |      |
| HX Base Yr 2025                                                                                                                              |     |           |             |                |                |      |      |      |      |
| <div><div>10</div><div>24</div><div>DCK 2024</div><div>24</div><div>66</div><div>30</div><div>BAS 2018</div><div>66</div><div>30</div></div> |     |           |             |                |                |      |      |      |      |
| 18250 BROKEN ARROW RD, HILLIARD                                                                                                              |     |           |             |                |                |      |      |      |      |

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/09/2025 |
| INC DATE |  | AG DATE   | MLU        |

| NASSAU COUNTY PROPERTY    |  |                 |             |
|---------------------------|--|-----------------|-------------|
| VALUATION SUMMARY         |  |                 | PAGE 1 of 1 |
| VALUATION BY              |  | STANDARD        |             |
| Tax Group: 4              |  | Tax Dist:       |             |
| BUILDING MARKET VALUE     |  | 193,396         |             |
| TOTAL MARKET OB/XF VALUE  |  | 3,430           |             |
| TOTAL LAND VALUE - MARKET |  | 99,060          |             |
| TOTAL MARKET VALUE        |  | 295,886         |             |
| SOH/AGL Deduction         |  | 0               |             |
| ASSESSED VALUE            |  | 295,886         |             |
| TOTAL EXEMPTION VALUE     |  | HX HB VX 55,722 |             |
| BASE TAXABLE VALUE        |  | 240,164         |             |
| TOTAL JUST VALUE          |  | 295,886         |             |
| NCON VALUE                |  | 0               |             |
| INCOME VALUE              |  |                 |             |
| PREVIOUS YEAR MKT VALUE   |  | 276,283         |             |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 18009716   | CO ISSUED   | 0   | 09/24/2018 |
| 18008043   | MH MOVE-ON  | 0   | 08/07/2018 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2634/1549                      | 4/21/2023 | WD        | Q   | I   | 01     | 340,000    |
| GRANTOR: ROBINSON MICHAEL L SR |           |           |     |     |        |            |
| GRANTEE: SOPATA NICHOLAS JEF   |           |           |     |     |        |            |
| 2183/1465                      | 3/07/2018 | WD        | Q   | V   | 01     | 50,000     |
| GRANTOR: TOMBERLIN LAUREN M F/ |           |           |     |     |        |            |
| GRANTEE: ROBINSON MICHAEL L    |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                           |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2018;ORIG=0,0] W66 S30 E66 N30 \$     |  |  |  |  |  |  |  |  |  |
| DCK=[YR=2024;ORIG=-45,-10] E24 S10 W24 N10 \$ |  |  |  |  |  |  |  |  |  |