

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
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	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,200	100	2010
TOTALS	1,200		1,200
			35,741

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,200	116.8000	99.28	119,136	1994	1994		0	0	70.00	30.00
1 M/H 94+ - 0% - 0												
Heated Area: 1200												
HX Base Yr												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			35,741
TOTAL MARKET OB/XF VALUE			256
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			130,997
SOH/AGL Deduction			39,524
ASSESSED VALUE			91,473
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			91,473
TOTAL JUST VALUE			130,997
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			103,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5275	CO ISSUED	0	07/06/2010
M15340	H/AC	0	05/01/2010
P14286	OTHER	0	05/01/2010
MH013512	MH MOVE-ON	0	06/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1633/0883	7/31/2009	WD	Q	I	01	180,000
GRANTOR: CHAE PROPERTIES LLC						
GRANTEE: JACKSON JEFFREY B						
1335/1848	7/25/2005	WD	U	I	11	116,600
GRANTOR: NASSAU RURAL PROPERTI						
GRANTEE: CHAE PROPERTIES LLC						

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	1242	WD DECK A	0	0	16	8		10.00	10.00	100	2001	2001	3	20	256	

BUILDING NOTES			
85072 PATRICIA CT, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=2010] W48 S25 E48 N25 \$.			

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	0.95	100,000.00	95,000.00	95,000							