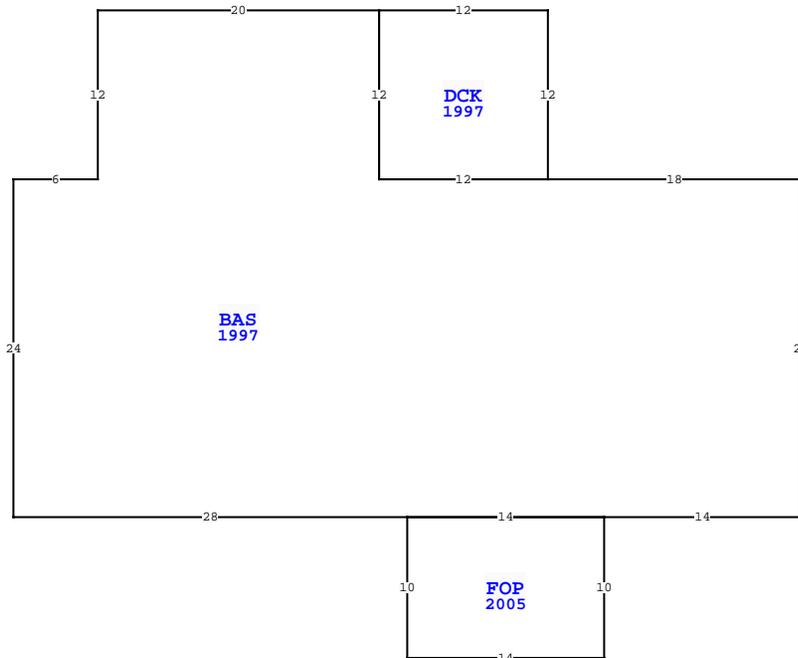


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,648	116.0000	98.60	162,493	1998	2005	0	0	0	46.00	54.00	
1 M/H 94+ - 0% - 2025 Heated Area: 1584 HX Base Yr													



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	1,584	100	1997	1,584	84,338
DCK	144	15	1997	22	1,171
FOP	140	30	2005	42	2,236
TOTALS	1,868			1,648	87,746

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			87,746
TOTAL MARKET OB/XF VALUE			3,517
TOTAL LAND VALUE - MARKET			194,565
TOTAL MARKET VALUE			285,828
SOH/AGL Deduction			0
ASSESSED VALUE			285,828
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			285,828
TOTAL JUST VALUE			285,828
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			245,415

RP: R622394 & R622395 & R622396  
TW/MH/ID: GAFLV54(A/B/C)80883 \_\_ 1998 FLEE / ASS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971906	MH MOVE-ON	0	10/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2798/539	6/16/2025	WD Q	Q	I	01	275,000
GRANTOR: CEDAR BROOK PROPETIE						
GRANTEE: MCNEIL JASON						
2746/936	10/22/2024	WD U	I	I	37	111,300
GRANTOR: LEWIS MICHAEL L/E						
GRANTEE: CEDAR BROOK PROPERT						

EXTRA FEATURES	85598 MINER RD, YULEE
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BLD DATE		LGL DATE	05/08/2025	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
3	0855	CONC PAVER	0	0	0	144.00	SF	6.00	6.00	100	2007	2007	3	87	752	

BUILDING NOTES	
BUILDING DIMENSIONS	

BAS=[YR=1997;ORIG=0,0] W18 W12 N12 W20 S12 W6 S24 E28 E14 E14 N24 \$  
DCK=[YR=1997;ORIG=-18,0] N12 W12 S12 E12 \$  
FOP=[YR=2005;ORIG=-28,24] S10 E14 N10 W14 \$

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	0006	OR	0.00	0.00	2.29	AC		1.00	1.00	1.00	85,000.00	85,000.00	194,565							