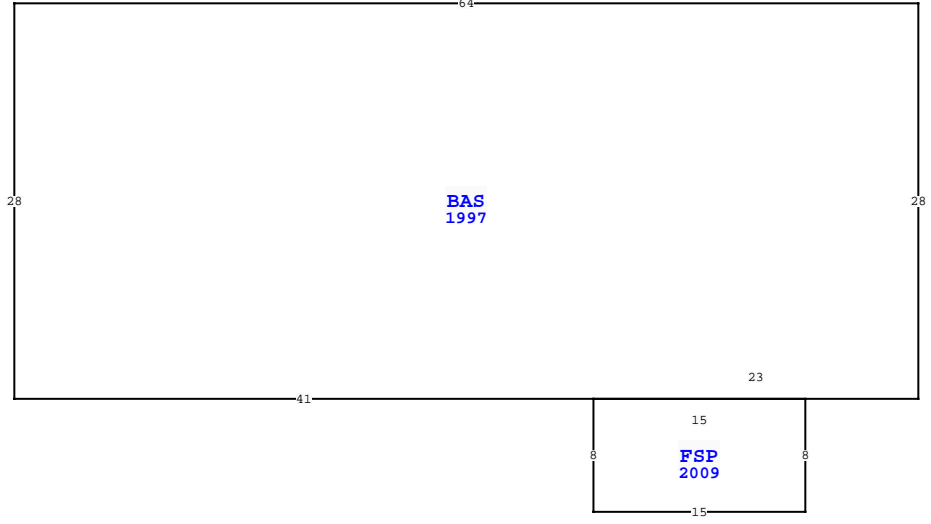




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
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
BAS	1,792	100	1997
FSP	120	60	2009
TOTALS	1,912		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,864	123.2000	104.72	195,198	1997	2010	0	0	36.00	64.00
1 M/H 94+ - 100% - 2022 Heated Area: 1792 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			124,927
TOTAL MARKET OB/XF VALUE			6,731
TOTAL LAND VALUE - MARKET			93,500
TOTAL MARKET VALUE			225,158
SOH/AGL Deduction			67,830
ASSESSED VALUE			157,328
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			106,606
TOTAL JUST VALUE			225,158
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			208,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971732	MH MOVE-ON	0	04/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2415/1314	12/04/2020	WD	Q	I	01	172,000
GRANTOR: CARTER RAY C						
GRANTEE: ORR ANTHONY & MICHON						
1756/1643	9/20/2011	WD	Q	I	01	94,000
GRANTOR: TRANTHAM JAMES D & MI						
GRANTEE: CARTER RAY C						

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	0510	GARAGE WD-	0	100	16	18	SF	288.00	35.00	100	1997	1997	3	24	2,419	
2	0500	FP-PRE FAB	0	100	0	0	UT	1.00	3,500.00	100	1997	1997	3	79	2,765	
3	0350	CARPORT WD	0	100	19	18	SF	342.00	8.58	100	1999	1999	3	20	587	
4	1242	WD DECK A	0	100	0	0	SF	80.00	10.00	100	2010	2010	3	40	320	
5	1242	WD DECK A	0	100	0	0	SF	160.00	10.00	100	2010	2010	3	40	640	
TOTALS															1,864	124,927

BLD DATE		05/28/2015	KK	LGL DATE	05/08/2025	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
86088 BIG LEAF LN, YULEE	
BUILDING DIMENSIONS	
BAS=[YR=1997] W64 S28 E41FSP=[YR=2009] S8 E15 N8 W15 \$ E23 N28\$.	

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	100	0006	OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	85,000.00	85,000.00	93,500							