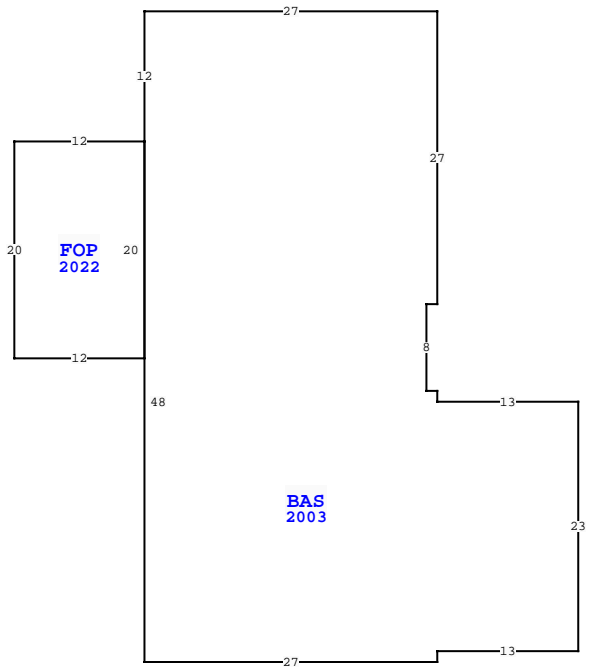




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
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	1,911	100	2003
FOP	240	30	2022
TOTALS	2,151		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,983	123.2000	98.56	195,444	1993	1993	0	0	70.00	30.00
1 M/H 93- - 100% - 2012 Heated Area: 1911 HX Base Yr 2012											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			58,633
TOTAL MARKET OB/XF VALUE			2,520
TOTAL LAND VALUE - MARKET			104,358
TOTAL MARKET VALUE			165,511
SOH/AGL Deduction			98,589
ASSESSED VALUE			66,922
TOTAL EXEMPTION VALUE	HX HB	41,922	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			165,511
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-871	MH MOVE-ON	0	03/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1734/0524	4/14/2011	WD Q	Q	I	02	95,000
GRANTOR: CHAE PROPERTIES LLC						
GRANTEE: TOMLINSON SARA E &						
1374/1197	12/16/2005	WD Q	Q	I		170,000
GRANTOR: GUINN ARLO A & LINDA						
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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	

BUILDING NOTES			
86092 LOFTON CT, YULEE			

BUILDING DIMENSIONS			
BAS=[YR=2003] W13 N1 W1 N8 E1 N27 W27 S12 FOP=[YR=2022] W12 S20 E12 N20\$ S48 E27 N1 E13 N23\$ .			

LAND DESCRIPTION																								
TOTAL OB/XF 2,520																								
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		OR	0.00	0.00	0.69	AC		1.00	1.00	1.75	85,000.00	148,750.00	102,638							
2	009630	C	SWAMP	100		OR	0.00	0.00	3.44	AC		1.00	1.00	1.00	500.00	500.00	1,720							