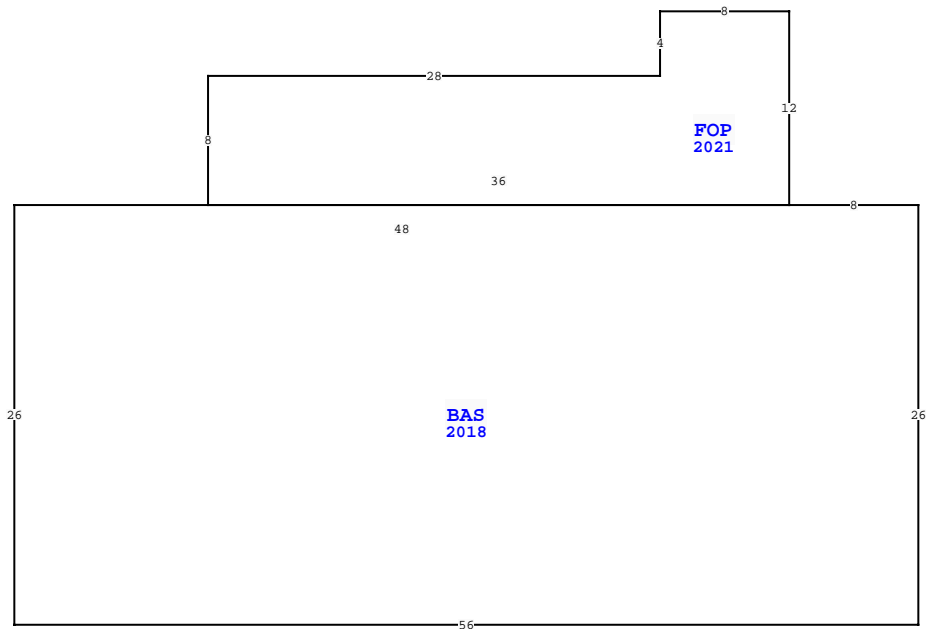




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	05	Quality Level	05
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,456	100	2018
FOP	320	30	2021
TOTALS	1,776		
		1,552	156,088

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,552	139.2000	118.32	183,633	2017	2017	0	0	15.00	85.00		
2 M/H 94+ - 100% - 2019 Heated Area: 1456 HX Base Yr 2019													



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4			Tax Dist:	
BUILDING MARKET VALUE			156,088	
TOTAL MARKET OB/XF VALUE			4,193	
TOTAL LAND VALUE - MARKET			125,000	
TOTAL MARKET VALUE			285,281	
SOH/AGL Deduction			152,742	
ASSESSED VALUE			132,539	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			81,817	
TOTAL JUST VALUE			285,281	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			225,103	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CMH01838	CO ISSUED	0	11/07/2017
MH01838?	MH MOVE-ON	0	08/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2207/0708	6/29/2018	WD	Q	I	01	135,000
GRANTOR: FOURTEENTH STREET PRO						
GRANTEE: ROWAN ANGELA D						
2084/1007	11/18/2016	WD	Q	I	01	28,800
GRANTOR: GREEN RICHARD D						
GRANTEE: FOURTEENTH STREET P						

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	0810	CONCRETE A	0	100	40	13			6.50	100	2017	2017	3	96	3,245	
2	1242	WD DECK A	0	100	8	8	SF	10.00	10.00	100	2017	2017	3	74	474	
3	1242	WD DECK A	0	100	8	8	SF	10.00	10.00	100	2017	2017	3	74	474	
TOTALS																
96311 BLACKROCK RD, YULEE																

BUILDING NOTES				

BUILDING DIMENSIONS				
BAS=[YR=2018] W8 FOP=[YR=2021] N12 W8 S4 W28 S8 E36\$ W48 S26 E56 N26\$.				

LAND DESCRIPTION										TOTAL OB/XF										4,193				
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		RMH	125.00	197.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							