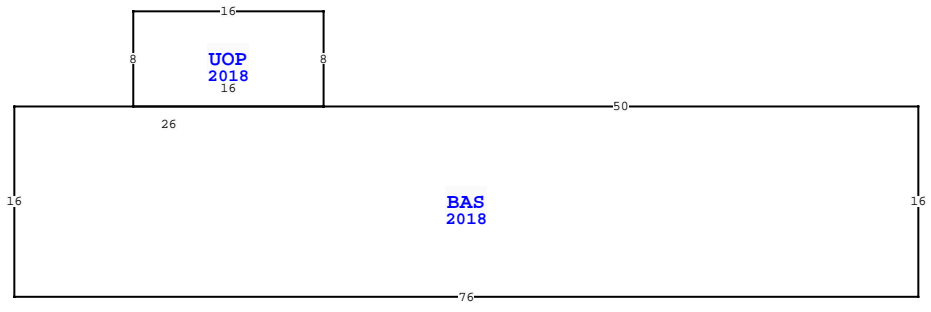


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	30 VINYL 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	08 SHT VINYL 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2018	1,216	49,489
UOP	128	25	2018	32	1,302
TOTALS	1,344			1,248	50,791

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,248	136.8000	116.28	145,117	1997	1997	0	0	65.00	35.00
2 M/H 94+ - 100% - 2020 Heated Area: 1216 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			50,791
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			175,791
SOH/AGL Deduction			97,617
ASSESSED VALUE			78,174
TOTAL EXEMPTION VALUE	HX HB DX		55,722
BASE TAXABLE VALUE			22,452
TOTAL JUST VALUE			175,791
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			126,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH171018	CO ISSUED	0	03/15/2018
MH177018	MH MOVE-ON	0	11/30/2017
95-2151	CHNGE SRVC	0	10/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2141/1483	8/18/2017	WD	Q	I	01	45,100
GRANTOR: HOLLOWAY STRICKLAND I						
GRANTEE: JOHNS LISA L						
1757/1407	7/28/2006	DG	U	I	19	100
GRANTOR: HOLLOWAY PAMELA M						
GRANTEE: HOLLOWAY STRICKLAND						

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

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
96223 PIRATES BLUFF RD, YULEE			04/14/2025 MLU		

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2018] W50 UOP=[YR=2018] N8 W16 S8 E16\$ W26 S16 E76 N16\$.											

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	DPHT 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	190.00	130.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							