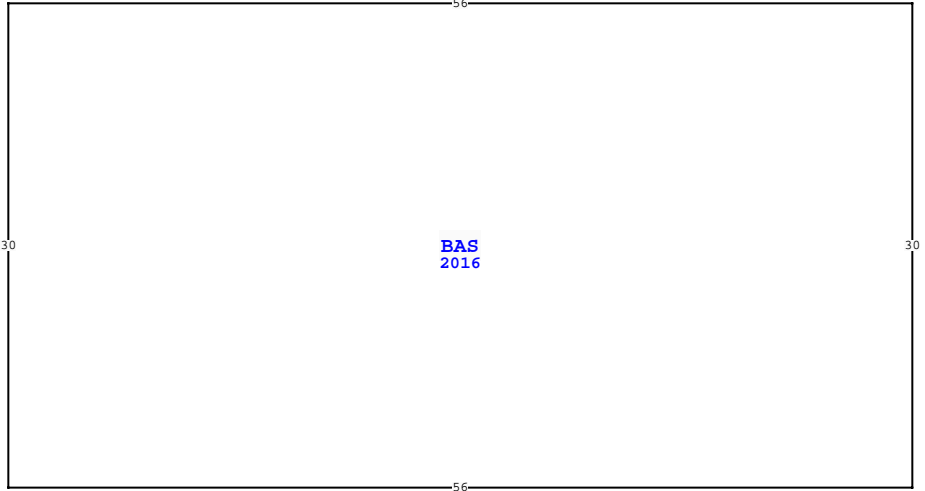


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	04	Quality Level 04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4053.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,680	100	2016
TOTAL ADJ AREA	1,680		
SUBAREA MARKET VALUE	147,275		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,680	128.9200	109.58	184,094	2016	2016	0	0	20.00	80.00	
2 M/H 94+ - 100% - 2016			Heated Area: 1680			HX Base Yr 2016						



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			162,845
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			153,000
TOTAL MARKET VALUE			315,845
SOH/AGL Deduction			162,379
ASSESSED VALUE			153,466
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			102,744
TOTAL JUST VALUE			315,845
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			287,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165768	CO ISSUED	0	11/02/2016
MH165768	MH MOVE-ON	0	08/01/2016
C4888	CO ISSUED	0	02/01/2007
MH4888	MH MOVE-ON	0	02/01/2007
M12711	MECH OTHER	0	02/01/2007
E18569	ELEC OTHER	0	01/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2018/0484	12/10/2015	WD	U	I	37	56,000
GRANTOR: WILSON DAVID GLEN						
GRANTEE: COGAN CHRISTOPHER G						
1729/0137	1/22/2011	QC	U	I	11	100
GRANTOR: WILSON TWILA ELAINE						
GRANTEE: WILSON DAVID GLEN						

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

BUILDING NOTES	
85003 ASTOR LN, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2016] W56 S30 E56 N30\$.	

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	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	0.90	85,000.00	76,500.00	153,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 70	
Interior Wall	05	DRYWALL 30	
Interior Floo	08	SHT VINYL 90	
Interior Floo	14	CARPET 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	02	Quality Level 02	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4053.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	2006
TOTALS	924		924

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	924	66.0800	56.17	51,901	1994	1994		0	0	70.00
3 M/H 94+ - 0% - 2016			Heated Area: 924			HX Base Yr 2016					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-size: 24px; font-weight: bold;">BAS 2006</span> </div>											
85003 ASTOR LN, YULEE			BLD DATE		04/03/2007		JL DATE		05/08/2025		
			XF DATE				LAND DATE		MLU		
			INC DATE				AG DATE				

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		162,845	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		153,000	
TOTAL MARKET VALUE		315,845	
SOH/AGL Deduction		162,379	
ASSESSED VALUE		153,466	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		102,744	
TOTAL JUST VALUE		315,845	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		287,811	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P11945	OTHER	0	01/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2018/0484	12/10/2015	WD	U	I	37	56,000
GRANTOR: WILSON DAVID GLEN						
GRANTEE: COGAN CHRISTOPHER G						
1729/0137	1/22/2011	QC	U	I	11	100
GRANTOR: WILSON TWILA ELAINE						
GRANTEE: WILSON DAVID GLEN						

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2006] W66 S14 E66 N14\$.

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