



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	06	VINYL ASB 100	
Air Condition	01	NONE 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Quality	01	Quality Level 01	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4053.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	360	100	1993
BAS	736	100	1993
UOP	100	25	1993
TOTALS	1,196		1,121 15,093

MARKET ADJUSTMENTS																																					
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																										
0820	02	1,121	56.1000	44.88	50,310	1971	1971	0	0	70.00	30.00																										
1 M/H 93- - 0% - 0 Heated Area: 1096 HX Base Yr																																					
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>360</td> <td>100</td> <td>1993</td> <td>360</td> <td>4,847</td> </tr> <tr> <td>BAS</td> <td>736</td> <td>100</td> <td>1993</td> <td>736</td> <td>9,910</td> </tr> <tr> <td>UOP</td> <td>100</td> <td>25</td> <td>1993</td> <td>25</td> <td>337</td> </tr> </tbody> </table>														AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	360	100	1993	360	4,847	BAS	736	100	1993	736	9,910	UOP	100	25	1993	25	337
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	360	100	1993	360	4,847																																
BAS	736	100	1993	736	9,910																																
UOP	100	25	1993	25	337																																

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE 15,093					
TOTAL MARKET OB/XF VALUE 2,847					
TOTAL LAND VALUE - MARKET 141,950					
TOTAL MARKET VALUE 159,890					
SOH/AGL Deduction 63,366					
ASSESSED VALUE 96,524					
TOTAL EXEMPTION VALUE 0					
BASE TAXABLE VALUE 96,524					
TOTAL JUST VALUE 159,890					
NCON VALUE 0					
INCOME VALUE					
PREVIOUS YEAR MKT VALUE 149,846					
VIN ID: FTM28865 RP# 334254 TITLE# 911323					
DECK N.V.					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1669/0572	3/29/2010	QC	U	I	11	100
GRANTOR: BYRUM GERALDINE C WIN						
GRANTEE: DANIEL ROBERT K III						
0145/0592	5/11/1973	WD	Q	I	01	100
GRANTOR: JOHNS JERREL J						
GRANTEE: JOHNS GERALDINE C						

EXTRA FEATURES														86150 HAYLEY PL, YULEE		BLD DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/08/2025	MLU
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	0940	SHEDS/PORT	0	0	13	15	195.00	SF	20.10	20.10	100	1960	1960	3	20	784						
2	0351	CARPORT MT	0	0	22	13	286.00	SF	5.90	5.90	100	1960	1960	3	20	337						
3	0940	SHEDS/PORT	0	0	14	20	280.00	SF	20.10	20.10	100	1970	1970	3	20	1,126						
4	0681	POLE SHED	0	0	20	10	200.00	SF	15.00	15.00	100	1990	1990	3	20	600						

BUILDING NOTES													

BUILDING DIMENSIONS													
UOP=[YR=1993] W10 BAS=[YR=1993] W36 S10 BAS=[YR=1993] S16 E46 N16 W46\$ E36 N10\$ S10 E10 N10\$.													

LAND DESCRIPTION														TOTAL OB/XF 2,847										
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	0		OR	0.00	0.00	1.67	AC		1.00	1.00	1.00	85,000.00	85,000.00	141,950							