



BUILDING CHARACTERISTICS	
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 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
BUD8 Adjustme	04 DIST 01 100
Quality	03 Quality Level 03
DOR CODE	0200 MOBILE HOME
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4048.00
AREA TYPE	TOTAL GROSS AREA
PCT OF BASE	YEAR
TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288
100	1993
1,288	36,229

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0820	02	1,288	117.2000	93.76	120,763	1988	1988	0	0	70.00	30.00														
1 M/H 93- - 100% - 0 Heated Area: 1288 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/08/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/08/2025	MLU
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		36,229	
TOTAL MARKET OB/XF VALUE		2,522	
TOTAL LAND VALUE - MARKET		315,350	
TOTAL MARKET VALUE		354,101	
SOH/AGL Deduction		90,062	
ASSESSED VALUE		264,039	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		213,317	
TOTAL JUST VALUE		354,101	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		331,092	
R359588 & R359589			
1989 HORT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2688/1195	12/20/2023	QC	U	V	11	100
GRANTOR: BENNETT RAY A ET AL						
GRANTEE: BEATTY MARY M						
0572/0716	6/13/1989	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: BENNETT MESHELL						

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	0		1.00	UT 3,500.00	100	1988	1988	3	62	2,170	
2	1242	WD DECK A	0	100	8	22		176.00	SF 10.00	100	1988	1988	3	20	352	

BUILDING NOTES													
85330 AIRPLANE LN, YULEE													

BUILDING DIMENSIONS													
BAS=[YR=1993] W56 S23 E56 N23\$.													

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		OR	0.00	0.00	1.11	AC		1.00	1.00	1.00	85,000.00	85,000.00	94,350							
2	000100	C	RES	100		OR	0.00	0.00	2.60	AC		1.00	1.00	1.00	85,000.00	85,000.00	221,000							