

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	13	LVT/LAMMT 70	
Interior Floo	14	CARPET 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE		0200 MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4052.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,112	100	2007
TOTALS	2,112		2,112

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
0800	02	2,112	116.6000	99.11	209,320	2007	2007	0	0	0	42.00	58.00																
4 M/H 94+ - 100% - 2008 Heated Area: 2112 HX Base Yr 2008																												
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>04/02/2008</th> <th>KK</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <td></td> <td></td> <th>LAND DATE</th> <td>05/08/2025</td> </tr> <tr> <th>INC DATE</th> <td></td> <td></td> <th>AG DATE</th> <td>MLU</td> </tr> </thead> </table>														BLD DATE	04/02/2008	KK	LGL DATE		XF DATE			LAND DATE	05/08/2025	INC DATE			AG DATE	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		121,406	
TOTAL MARKET OB/XF VALUE		141	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		181,547	
SOH/AGL Deduction		79,607	
ASSESSED VALUE		101,940	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		46,218	
TOTAL JUST VALUE		181,547	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		160,977	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4919	CO ISSUED	0	04/01/2007
MH4919	MH MOVE-ON	0	04/01/2007
M12816	MECH OTHER	0	04/01/2007
P12284	OTHER	0	04/01/2007
E18954	ELEC OTHER	0	03/01/2007
MH982131	MH MOVE-ON	0	04/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/0039	10/24/2007	WD	Q	V		35,000
GRANTOR: BRUCE JOHN PERRY						
GRANTEE: COBB THOMAS S & MAR						
0650/1231	3/05/1992	QC	Q	I	01	100
GRANTOR: BRUCE LORETTA A						
GRANTEE: BRUCE JOHN PERRY						

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	1242	WD DECK A	0	100	6	4			10.00	100	2007	2007	3	27	65	
2	1242	WD DECK A	0	100	7	4			10.00	100	2007	2007	3	27	76	

TOTAL OB/XF														141
85048 RADIO AVE, YULEE														

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2007] W66 S32 E66 N32\$.									

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		RM	100.00	200.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							