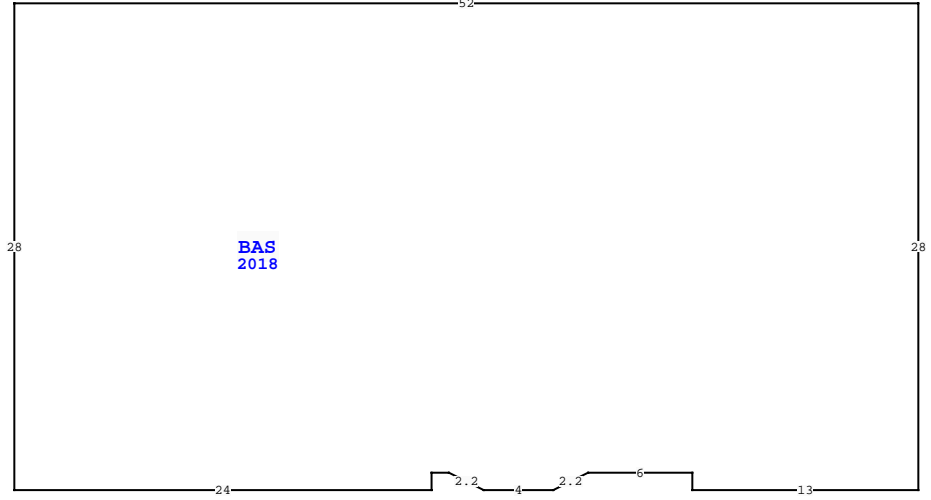


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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		4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,447	100	2018
TOTALS	1,447		62,649

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,447	123.0000	98.40	142,385	1988	2000	0	0	56.00	44.00
1 M/H 93- - 100% - 2024 Heated Area: 1447 HX Base Yr 2024											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			91,249
TOTAL MARKET OB/XF VALUE			15,579
TOTAL LAND VALUE - MARKET			258,400
TOTAL MARKET VALUE			365,228
SOH/AGL Deduction			31,487
ASSESSED VALUE			333,741
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			283,019
TOTAL JUST VALUE			365,228
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			341,217

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V I / I	RSN CD	SALE PRICE
2689/1484	1/18/2024	QC	U	I	11	31,900
GRANTOR: SCHELL BARBARA S						
GRANTEE: SCHELL BARBARA S						
2220/0215	8/22/2018	WD	Q	I	02	155,000
GRANTOR: S & S GROUP LLC						
GRANTEE: SCHELL BARBARA S &						

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	0810	CONCRETE A	0	100	27	24			648.00	SF	1994	1994	3	66	2,780	
2	0752	USP	0	100	9	15			135.00	SF	1990	1990	3	20	405	
3	0937	WELL	0	100	0	0			6,000.00	UT	0	0	3	100	6,000	
4	0936	SEPTC TANK	0	100	0	0			6,000.00	UT	0	0	3	100	6,000	
5	1242	WD DECK A	0	100	8	6			48.00	SF	2019	2019	3	82	394	
TOTALS												1,447		62,649		

BUILDING NOTES			
85075 FOUR SISTERS LN, YULEE			

BUILDING DIMENSIONS			
BAS=[YR=2018] W52 S28 E24 N1 E1 D1 R2 E4 U1 R2 E6 S1 E13 N28\$.			

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	0006	OR	0.00	0.00	3.04	AC		1.00	1.00	1.00	85,000.00	85,000.00	258,400							

