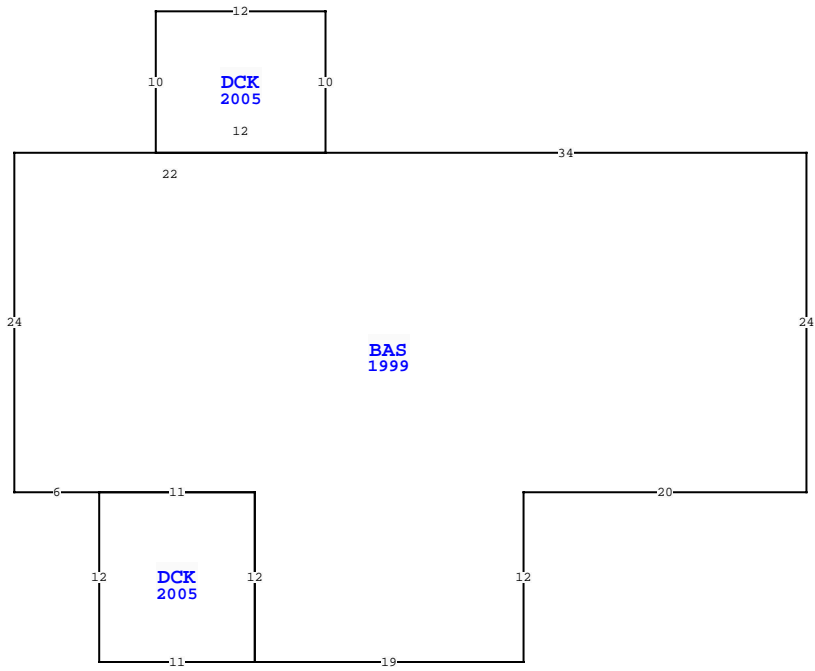


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	05	Quality Level 05	
DOR CODE		0200 MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,572	100	1999
DCK	120	15	2005
DCK	132	15	2005
TOTALS	1,824		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,610	140.6400	119.54	192,459	1998	2010	0	0	36.00	64.00
1 M/H 94+ - 100% - 2020 Heated Area: 1572 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		123,174	
TOTAL MARKET OB/XF VALUE		7,417	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		215,591	
SOH/AGL Deduction		72,876	
ASSESSED VALUE		142,715	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		91,993	
TOTAL JUST VALUE		215,591	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		199,712	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH2482	MH MOVE-ON	0	12/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2272/1927	5/07/2019	WD Q	Q	I	01	166,500
GRANTOR: NIX ASHLEY N/K/A ASHL						
GRANTEE: SENESAC ANDREW & TI						
2272/1924	4/18/2019	WD U	U	I	11	100
GRANTOR: WESTFALL KYLE T & ASH						
GRANTEE: NIX ASHLEY N						

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	1999	1999	3	81	2,835	
2	0681	POLE SHED	0	100	36	18	648.00	SF	12.00	100	2000	2000	3	27	2,100	
3	0810	CONCRETE A	0	100	0	0	496.00	SF	6.50	100	2000	2000	3	77	2,482	

TOTAL OB/XF												7,417												
LAND DESCRIPTION												85302 ALENE RD, YULEE												
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	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1999] W34 DCK=[YR=2005] N10 W12 S10 E12\$ W22 S24 E6 DCK=[YR=2005] S12 E11 N12 W11\$ E11 S12 E19 N12 E20 N24\$.	