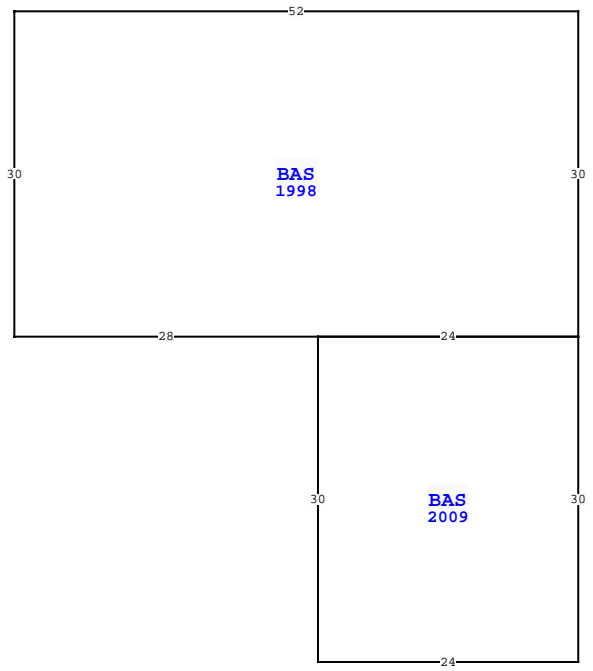


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		5 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 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	1,560	100	1998
BAS	720	100	2009
TOTALS	2,280		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,280	117.2000	99.62	227,134	1998	2010	0	0	36.00	64.00
1 M/H 94+ - 100% - 2020 Heated Area: 2280 HX Base Yr 2020											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			145,366
TOTAL MARKET OB/XF VALUE			3,567
TOTAL LAND VALUE - MARKET			74,812
TOTAL MARKET VALUE			223,745
SOH/AGL Deduction			69,446
ASSESSED VALUE			154,299
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			103,577
TOTAL JUST VALUE			223,745
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			206,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M982377	MH MOVE-ON	0	09/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2298/0595	8/14/2019	WD Q	Q	I	02	172,000
GRANTOR: SKINNER SPENCER & TIG						
GRANTEE: MAKAUSKAS DONALD &						
2109/0757	3/27/2017	WD Q	Q	I	01	120,000
GRANTOR: PATTERSON JACKIE						
GRANTEE: SKINNER SPENCER & T						

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	3,500.00	100	1998	1998	3	80	2,800
2	0751	UOP	0	100	12	7		84.00	SF 10.00	10.00	100	1999	1999	3	26	218
3	0681	POLE SHED	0	100	12	7		84.00	SF 15.00	15.00	100	2001	2001	3	28	353
4	1242	WD DECK A	0	100	0	0		98.00	SF 10.00	10.00	100	2001	2001	3	20	196
TOTALS															3,567	

BUILDING NOTES											
85126 HURRICANE LN, YULEE											

BUILDING DIMENSIONS											
BAS=[YR=1998] W52 S30 E28 BAS=[YR=2009] S30 E24 N30 W24S E24 N30S.											

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	0002	OR	0.00	0.00	0.88	AC		1.00	1.00	1.00	85,000.00	85,000.00	74,800							
2	009400	C	RIGHT-OF-WAY	0		OR	0.00	0.00	0.12	AC		1.00	1.00	1.00	100.00	100.00	12							