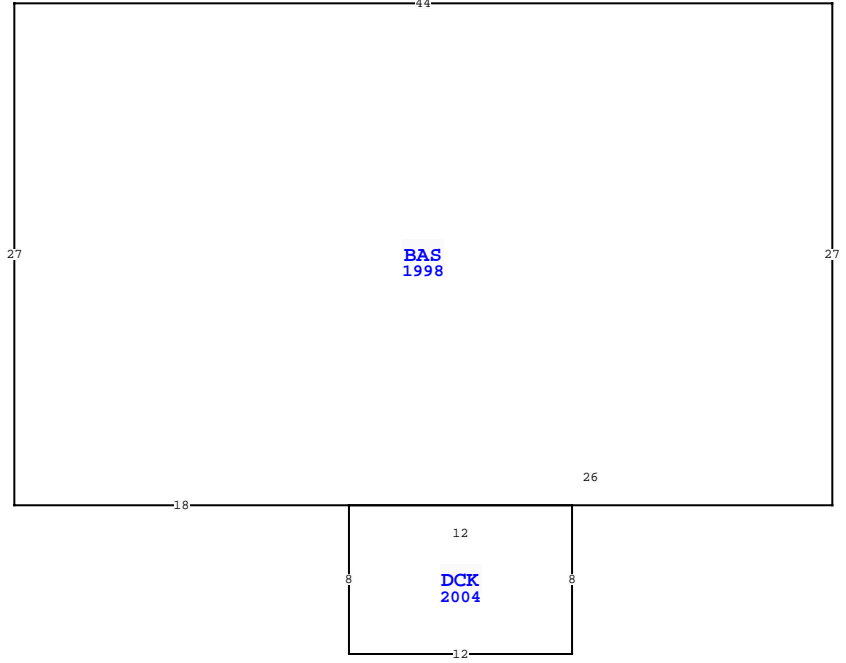


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	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	1,188	100	1998
DCK	96	15	2004
TOTALS	1,284		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,202	117.6000	99.96	120,152	1998	1998		0	0	60.00
1 M/H 94+ - 100% - 1999 Heated Area: 1188 HX Base Yr 1999											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			48,061
TOTAL MARKET OB/XF VALUE			1,349
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			134,410
SOH/AGL Deduction			76,250
ASSESSED VALUE			58,160
TOTAL EXEMPTION VALUE	HX HB		33,160
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			134,410
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			125,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982438	MH MOVE-ON	0	11/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0855/1861	11/17/1998	WD	Q	I		31,500
GRANTOR: DAVIS MARK & BRIAN HE						
GRANTEE: SCOTT DANNY & JOYCE						
0823/0050	2/19/1998	WD	Q	I	05	25,000
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: DAVIS MARK & BRIAN						

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	20	20			6.50	100	1980	1980	3	30	780	
2	0820	WOOD WALK	0	100	0	0			11.75	100	2005	2005	3	40	569	

85208 THERESA RD, YULEE

BLD DATE		LGL DATE	05/09/2025	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1998] W44 S27 E18 DCK=[YR=2004] S8 E12 N8 W12\$ E26 N27\$.											

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	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							