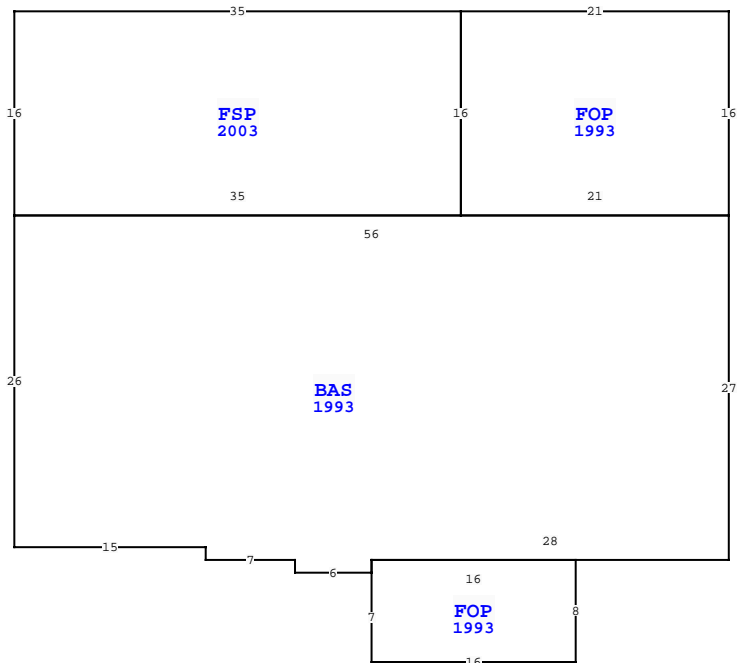




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0 100	
Quality	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	1,503	100	1993
FOP	128	30	1993
FOP	336	30	1993
FSP	560	60	2003
TOTALS	2,527		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,978	123.2000	98.56	194,952	1986	1986	0	0	70.00	30.00
1 M/H 93- - 100% - 1996 Heated Area: 1503 HX Base Yr 1996											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			58,486
TOTAL MARKET OB/XF VALUE			7,738
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			151,224
SOH/AGL Deduction			97,515
ASSESSED VALUE			53,709
TOTAL EXEMPTION VALUE	HX HB		28,709
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			151,224
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			138,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0743/0819	11/03/1995	WD	Q	I		65,000
GRANTOR: TOWNSEND ARLEY JR & E						
GRANTEE: STEWART SAMUEL III						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0350	CARPORT WD	0 100	20	27	540.00	SF	13.00	13.00	100	1989
2	0940	SHEDS/PORT	0 100	10	27	270.00	SF	20.10	20.10	100	1989
3	0940	SHEDS/PORT	0 100	30	20	600.00	SF	30.00	30.00	100	1998
4	0351	CARPORT MT	0 100	31	12	372.00	SF	5.60	5.60	100	1998
5	0471	VINYL FNC	0 100	0	0	70.00	LF	32.00	32.00	100	2002

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
85639 JOANN RD, YULEE											
BLD DATE: 05/09/2025 MLU											
XF DATE:											
INC DATE:											
LGL DATE:											
LAND DATE:											
AG DATE:											
TOTAL OB/XF VALUE: 7,738											

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=1993] W21 FSP=[YR=2003] W35 S16 BAS=[YR=1993] S26 E15 S1 E7 S1 E6 FOP=[YR=1993] S7 E16 N8 W16 S1\$ N1 E28 N27 W56\$ E35 N16\$ S16 E21 N16\$ .											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT	1.00
TOTAL ADJ: 1.00 UNIT PRICE: 85,000.00 ADJ UNIT PRICE: 85,000.00 LAND VALUE: 85,000											