

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 80	
Interior Floor	14	CARPET 20	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD4 Adjustme	04	. 100	
BUD8 Adjustme	04	DIST 01 100	
Quality	02	Quality Level 02	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,041	100	1993
UOP	372	25	1993
TOTALS	2,413		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	2,134	67.0600	53.65	114,489	1987	2000	0	0	0	56.00	44.00	
1 M/H 93- - 0% - 0													
Heated Area: 2041 HX Base Yr													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	2,041	100	1993	2,041	48,180								
UOP	372	25	1993	93	2,195								
TOTALS	2,413			2,134	50,375								

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4	Tax Dist:				
BUILDING MARKET VALUE	73,211				
TOTAL MARKET OB/XF VALUE	1,838				
TOTAL LAND VALUE - MARKET	85,000				
TOTAL MARKET VALUE	160,049				
SOH/AGL Deduction	3,050				
ASSESSED VALUE	156,999				
TOTAL EXEMPTION VALUE	0				
BASE TAXABLE VALUE	156,999				
TOTAL JUST VALUE	160,049				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	149,586				
MISC WD SHED + PL SHED + ABV GRND POOL = NV					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
B0108039	CARPORT	4,104	03/01/2001		
B006805	CARPORT	4,536	02/01/2000		
R991524	REPAIR/RRF	0	02/01/1999		
6125	XFOB	4,862	11/17/1989		
5326	REPAIR/RRF	1,300	11/28/1988		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2723/1122	6/18/2024	QC	U	I	11	41,000
GRANTOR: SHERWOOD ANTHONY						
GRANTEE: ARYAVRAJ 77111 LLC						
2205/1173	5/29/2018	FJ	U	I	11	100
GRANTOR: SHERWOOD EUNICE L EST						
GRANTEE: SHERWOOD ANTHONY &						

EXTRA FEATURES														BLD DATE		LGL DATE		LAND DATE		AG DATE	
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	0940	SHEDS/PORT	0	0	13	22	286.00	SF	20.10	20.10	100	1989	1989	3	20	1,150					
2	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	100	1993	1993	3	20	240					
3	1242	WD DECK A	0	0	21	12	120.00	SF	10.00	10.00	100	1993	1993	3	20	240					
4	1242	WD DECK A	0	0	8	7	56.00	SF	10.00	10.00	100	1993	1993	3	20	112					
5	1242	WD DECK A	0	0	6	8	48.00	SF	10.00	10.00	100	1993	1993	3	20	96					
														BLD DATE		LGL DATE		LAND DATE		AG DATE	
														05/09/2025		MLU					

BUILDING NOTES				

BUILDING DIMENSIONS													
BAS=[YR=1993] W11 UOP=[YR=1993] N12 W31 S12 E31\$ W65 S27 E16 N1 E4 R2 D1 E6 U1 R2 E5 S1 E41 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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	14	CARPET	100
Air Condition	02	WINDOW	100
Heating Type	01	NONE	100
Bedrooms	1	1	100
Bathrooms	1	1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units	0	0	100
Occupancy	00	NONE	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	380	100	1995
UCP	494	20	1999
UOP	114	20	1995
TOTALS	988		
		502	22,836

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2	ACCESORY U	-	0%	-	0																				
Heated Area: 380 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/09/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/09/2025	MLU
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GRANTOR: SHERWOOD EUNICE L EST						
GRANTEE: SHERWOOD ANTHONY &						

EXTRA FEATURES														85207 MINER RD, YULEE			
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		

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1995] W19 S20 UOP=[YR=1995] S6 E19 N6 W19 \$ E19 N20 \$ PTR= E15 UCP=[YR=1999] E19 S26 W19 N26 \$ W15 \$.															

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	