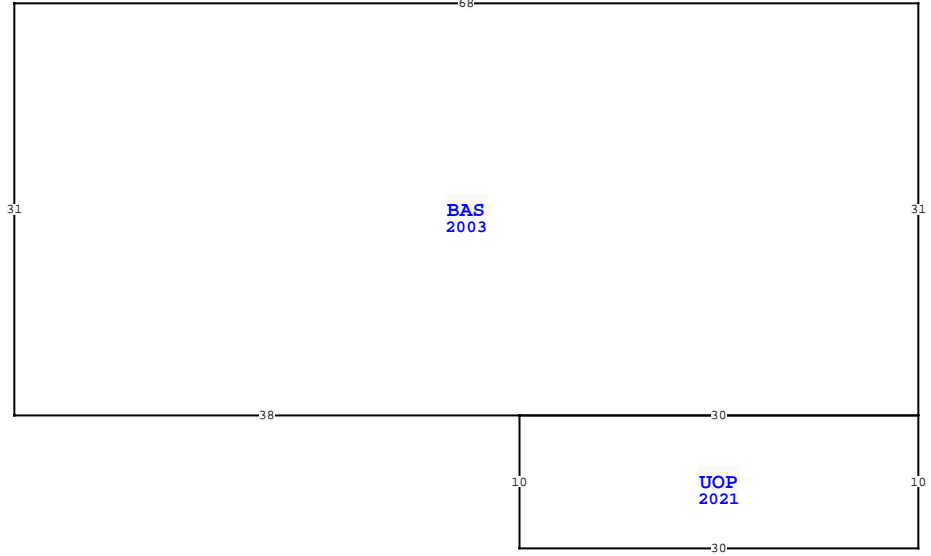


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	30 VINYL 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	11 CLAY TILE 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
BUD8 Adjustme	04 DIST 01 100				
Quality	03 Quality Level 03				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4031.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2003	2,108	120,559
UOP	300	25	2021	75	4,289
TOTALS	2,408			2,183	124,849

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,183	124.6000	105.91	231,202	2002	2005	0	0	46.00	54.00
1 M/H 94+ - 100% - 2019			Heated Area: 2108			HX Base Yr 2019					



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			145,510
TOTAL MARKET OB/XF VALUE			19,142
TOTAL LAND VALUE - MARKET			213,750
TOTAL MARKET VALUE			378,402
SOH/AGL Deduction			205,802
ASSESSED VALUE			172,600
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			121,878
TOTAL JUST VALUE			378,402
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			321,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU02398	MH MOVE-ON	1	11/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2043/0028	4/14/2016	SW	U	I	12	86,600
GRANTOR: BANK OF AMERICA N A						
GRANTEE: HODGES ALAN F						
1921/1879	6/09/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF AMERICA NA						

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	85	1,700	
2	0462	ST/AL FNC	0	100	90	0	360.00	SF	10.00	10.00	100	2018	2018	3	84	3,024	
3	0465	FNC GT 15'	0	100	0	0	1.00	UT	562.50	562.50	100	2018	2018	3	92	518	
4	0300	BOAT DCK W	0	100	20	18	360.00	SF	16.00	16.00	100	2018	2018	3	84	4,838	
5	0812	CONCRETE C	0	100	125	10	1,250.00	SF	4.00	4.00	100	2018	2018	3	97	4,850	
6	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2018	2018	3	78	4,212	

TOTAL OB/XF		19,142
BLD DATE		LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE
97304 WATER OAK RD, YULEE		04/11/2025 MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2003] W68 S31 E38 UOP=[YR=2021] S10 E30 N10 W30\$ E30 N31\$ .	

LAND DESCRIPTION		TOTAL OB/XF 19,142																						
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	0008	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	85,000.00	85,000.00	212,500							
2	009530	C	POND	100	0008	OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250							

