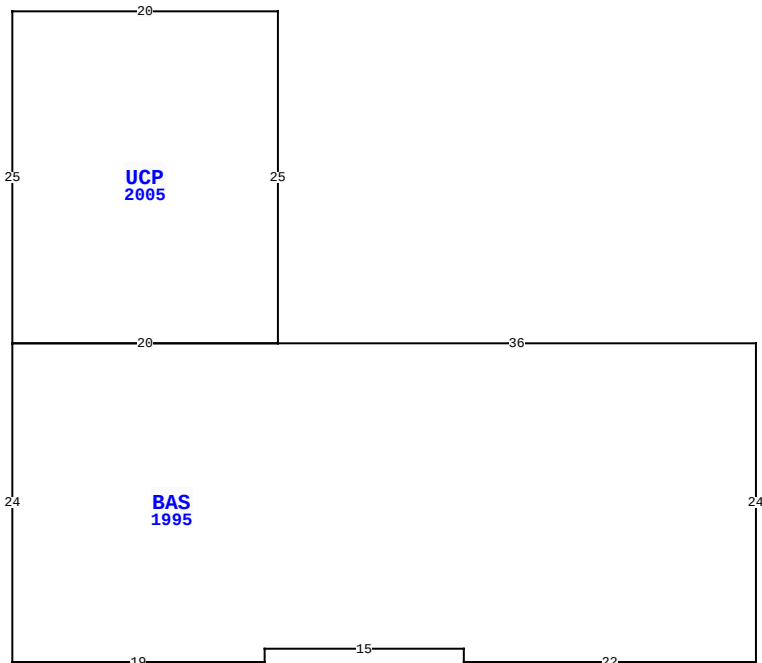


WLD PROPERTIES LLC
28170 QUICK FOX RUN
HILLIARD, FL 32046

43-2N-27-4621-0003-0120

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2													
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY																			
Exterior Wall	25	MOD METAL	100	0820	02	1,429	105.8000	84.64	120,951	1985	1985	0	0	70.00	30.00	STANDARD																	
Roof Structure	03	GABLE/HIP	100	1 M/H 93- - 0% - 0										Heated Area: 1329										HX Base Yr									
Roof Cover	12	MODULAR MT	100											UCP 2005																			
Interior Wall	04	PLYWOOD	100											BAS 1995																			
Interior Floor	14	CARPET	70																														
Interior Floor	08	SHT VINYL	30																														
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										4048.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,329	100	1995	1,329	33,746																												
UCP	500	20	2005	100	2,539																												
TOTALS										1,829						1,429	36,285																
EXTRA FEATURES										85173 STEPHEN RD, YULEE																							
										BLD DATE										LGL DATE													
										XF DATE										LAND DATE													
										INC 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960																	
2	0940	SHEDS/PORT	0	0	22	8	176.00	SF	30.00	30.00	100	1982	1982	3	20	1,056																	
3	0680	POLE SHED	0	0	22	11	242.00	SF	10.00	10.00	100	1999	1999	3	26	629																	
4	0680	POLE SHED	0	0	22	11	242.00	SF	10.00	10.00	100	1999	1999	3	26	629																	
5	0510	GARAGE WD-	0	0	35	16	560.00	SF	19.60	19.60	100	2005	2005	3	36	3,951																	
LAND DESCRIPTION										TOTAL OB/XF 8,225																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																																	

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