

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 Floo	13	LVT/LAMMT	90
Interior Floo	14	CARPET	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	05	Quality Level 05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,664	100	2021
TOTALS	1,664		191,300

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2 M/H	94+	- 100%	- 2025									Heated Area: 1664 HX Base Yr	
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2021 </div>													
TOTALS													

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE		205,565				
TOTAL MARKET OB/XF VALUE		5,233				
TOTAL LAND VALUE - MARKET		85,000				
TOTAL MARKET VALUE		295,798				
SOH/AGL Deduction		0				
ASSESSED VALUE		295,798				
TOTAL EXEMPTION VALUE		13		295,798		
BASE TAXABLE VALUE		0				
TOTAL JUST VALUE		295,798				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		292,211				
2021 JACOBSEN_ TITLES CANCELED						
DW/MH/ID: JACFL001222(A/B)						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21007079	CO ISSUED	0	06/01/2021			
B1328033	24X30FST	29,246	11/01/2013			
94-1002	ADDITION	1,088	05/06/1994			
5688	XFOB	1,360	05/01/1989			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/521	3/21/2024	WD Q	I	I	01	310,000
GRANTOR: CARTER CARLTON LEE SR						
GRANTEE: ROUCH COURTNEY LEAN						
2414/0915	12/07/2020	WD U	I	I	11	100
GRANTOR: CARTER CARLTON L & BE						
GRANTEE: CARTER CARLTON L &						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2021] W52 S32 E52 N32\$.						

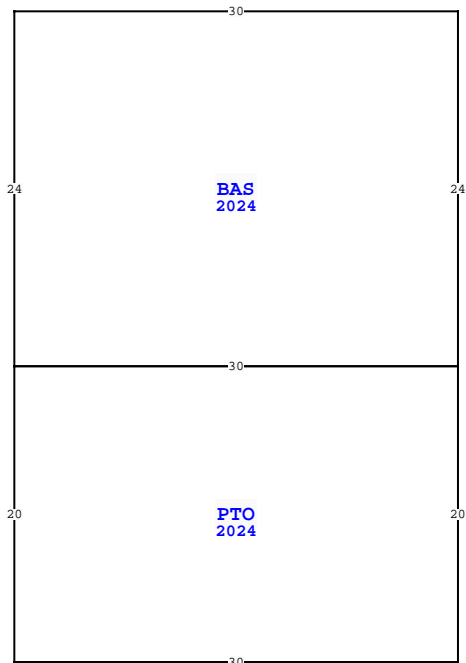
EXTRA FEATURES														BLD DATE		LGL DATE		LAND DATE		AG DATE												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																
1	0940	SHEDS/PORT	0	100	20	12			20.10	100	2011	2011	3	45	2,171																	
4	0681	POLE SHED	0	100	18	14			15.00	100	2017	2017	3	81	3,062																	
TOTALS														1,664		1,664		191,300														

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	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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floo	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	05	STEEL 100			
Quality	04	Quality Level 04			
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	720	100	2024	720	13,694
PTO	600	5	2024	30	570
TOTALS	1,320			750	14,265

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY			4											
3												VALUATION BY			STANDARD											
3 GARAGE RES - 100% - 2025												Tax Group: 4			HEATED AREA: 720											
Heated Area: 720												Tax Dist:														
HX Base Yr												BUILDING MARKET VALUE			205,565											
												TOTAL MARKET OB/XF VALUE			5,233											
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												PREVIOUS YEAR MKT VALUE			292,211											
<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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				05/09/2025	MLU																					



NASSAU COUNTY PROPERTY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: CARTER CARLTON LEE SR						
GRANTEE: ROUCH COURTNEY LEAN						
2414/0915	12/07/2020	WD	U	I	11	100
GRANTOR: CARTER CARLTON L & BE						
GRANTEE: CARTER CARLTON L &						

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
85172 PHILLIPS RD, YULEE																

BUILDING NOTES																

BUILDING DIMENSIONS														
BAS=[YR=2024;ORIG=50,16] E30 S24 W30 N24 \$														
PTO=[YR=2024;ORIG=50,40] E30 S20 W30 N20 \$														

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	
0																									