

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 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	1,512	100	1995
TOTALS	1,512		1,512
			97,937

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	94+	- 100%	- 2021							
				Heated Area: 1512			HX Base Yr 2021				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,512	100	1995	1,512	97,937						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			97,937
TOTAL MARKET OB/XF VALUE			624
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			183,561
SOH/AGL Deduction			47,807
ASSESSED VALUE			135,754
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			85,032
TOTAL JUST VALUE			183,561
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			170,241
PERMIT NUM	DESCRIPTION	AMT	ISSUED
951142	MH MOVE-ON	4,500	02/05/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2399/0218	10/02/2020	WD	Q	I	01	155,000
GRANTOR: BLOCKER ROBERT						
GRANTEE: BURNETT GARRET						
2280/1504	6/07/2019	WD	Q	I	01	133,500
GRANTOR: EHLERS BETTY						
GRANTEE: BLOCKER ROBERT						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0	100	12	10		10.00	10.00	100	1996
2	0940	SHEDS/PORT	0	100	8	8		30.00	30.00	100	1999
TOTALS											
85363 DAVID RD, YULEE											

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				05/09/2025	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1995] W56 S27 E56 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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							