

LOT 21 IN OR 1984/1877  
 2016 LIOH DW/MH  
 YULEE HILLS PB 4/31

WESTBROOK ROBERT  
 86123 HILL VALLEY AVE  
 YULEE, FL 32097

2025

51-3N-27-4881-0021-0000



| BUILDING CHARACTERISTICS |                     |             |      |              |                      |
|--------------------------|---------------------|-------------|------|--------------|----------------------|
| 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 Floor           | 13 LVT/LAMMT 100    |             |      |              |                      |
| Air Condition            | 03 CENTRAL 100      |             |      |              |                      |
| Heating Type             | 04 AIR DUCTED 100   |             |      |              |                      |
| Bedrooms                 | 5 100               |             |      |              |                      |
| Bathrooms                | 3 100               |             |      |              |                      |
| Frame                    | 02 WOOD FRAME 100   |             |      |              |                      |
| Stories                  | 1. 1. 100           |             |      |              |                      |
| Units                    | 0 100               |             |      |              |                      |
| Quality                  | 03 Quality Level 03 |             |      |              |                      |
| DOR CODE                 | 0200 MOBILE HOME    |             |      |              |                      |
| MAP NUM                  | MKT AREA 04         |             |      |              |                      |
| NEIGHBORHOOD/LOC         | 4040.00             |             |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA    | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 2,280               | 100         | 2015 | 2,280        | 168,606              |
| DCK                      | 252                 | 15          | 2019 | 38           | 2,810                |
| TOTALS                   | 2,532               |             |      | 2,318        | 171,416              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0800               | 02  | 2,318     | 116.0000    | 98.60          | 228,555        | 2015 | 2015 | 0    | 0    | 25.00 | 75.00  |

2 M/H 94+ - 0% - 0  
 Heated Area: 2280  
 HX Base Yr

| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 4       |
|---------------------------|-----------|-------------|---------|
| VALUATION SUMMARY         |           |             |         |
| VALUATION BY              | STANDARD  |             |         |
| Tax Group: 4              | Tax Dist: |             |         |
| BUILDING MARKET VALUE     |           |             | 171,416 |
| TOTAL MARKET OB/XF VALUE  |           |             | 0       |
| TOTAL LAND VALUE - MARKET |           |             | 85,000  |
| TOTAL MARKET VALUE        |           |             | 256,416 |
| SOH/AGL Deduction         |           |             | 22,161  |
| ASSESSED VALUE            |           |             | 234,255 |
| TOTAL EXEMPTION VALUE     |           |             | 0       |
| BASE TAXABLE VALUE        |           |             | 234,255 |
| TOTAL JUST VALUE          |           |             | 256,416 |
| NCON VALUE                |           |             | 0       |
| INCOME VALUE              |           |             |         |
| PREVIOUS YEAR MKT VALUE   |           |             | 241,333 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| MH5660     | MH MOVE-ON  | 0   | 07/01/2015 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1984/1877                      | 5/18/2015 | WD        | Q   | I   | 01     | 27,500     |
| GRANTOR: W R J SALES INC       |           |           |     |     |        |            |
| GRANTEE: WESTBROOK ROBERT      |           |           |     |     |        |            |
| 1970/0417                      | 1/31/2015 | QC        | U   | I   | 11     | 100        |
| GRANTOR: PURINS ENTERPRISES IN |           |           |     |     |        |            |
| GRANTEE: W R J SALES INC       |           |           |     |     |        |            |

| 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 |
|                |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS   |  |
|---|--|
| BAS=[YR=2015] W4 DCK=[YR=2019] N6 W42 S6 E42\$ W72 S30 E76 N30\$. |  |

| 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                  | 0   |     | RM       | 152.00 | 287.00 | 1.00        | AC          |     | 1.00      | 1.00   | 1.00    | 85,000.00  | 85,000.00      | 85,000     |                             |      |         |      |     |    |        |