

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	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
BAS	1,890	100	2003
DCK	200	15	2004
DCK	140	15	2023
UOP	120	25	2003
TOTALS	2,350		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0800	02	1,971	121.6000	103.36	203,723	1999	1999	0	0	58.00	42.00														
1 M/H 94+ - 0% - 2025																									
Heated Area: 1890 HX Base Yr																									
<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>05/05/2025</td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/05/2025		
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			05/05/2025																						

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 4	Tax Dist:				
BUILDING MARKET VALUE				85,564	
TOTAL MARKET OB/XF VALUE				10,265	
TOTAL LAND VALUE - MARKET				85,000	
TOTAL MARKET VALUE				180,829	
SOH/AGL Deduction				0	
ASSESSED VALUE				180,829	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				180,829	
TOTAL JUST VALUE				180,829	
NCON VALUE				7,430	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				164,190	
N17616 (A/B/C)					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
MH982430	MH MOVE-ON	0	11/01/1998		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1191/0202	11/25/2003	WD	U	I	11	76,000
GRANTOR: BOYLES GERALD & BREND						
GRANTEE: JORDAN HOWARD & CHR						
0731/0150	6/07/1995	WD	Q	I		23,000
GRANTOR: JENKINS CARLTON & LIL						
GRANTEE: BOYLES GERALD & BRE						

EXTRA FEATURES														86410 HILL VALLEY AVE, YULEE		
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
2	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
3	0940	SHEDS/PORT	0	0	24	288.00	SF	30.00	30.00	100	2025	2020		86	7,430	

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2003;ORIG=0,0] W5 W12 W14 W26 S27 E4 S13 E27 N3 N10 E20 E6 N27 \$													
DCK=[YR=2004;ORIG=-26,37] E20 N10 W20 S10 \$													
DCK=[YR=2023;ORIG=-17,-10] W14 S10 E14 N10 \$													
UOP=[YR=2003;ORIG=-5,0] N10 W12 S10 E12 \$													

LAND DESCRIPTION														TOTAL OB/XF 10,265										
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	0		RM	153.00	286.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							