

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Quality	04	Quality Level 04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4040.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,860	100	2007
TOTALS	1,860		

MARKET ADJUSTMENTS																															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																				
0800	02	1,860	137.7200	117.06	217,732	2007	2007	0	0	42.00	58.00																				
3 M/H 94+ - 0% - 0 Heated Area: 1860 HX Base Yr																															
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>02/26/2008</th> <th>KK</th> <th>LGL DATE</th> <th>05/05/2025</th> <th>MLU</th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td></td> <td></td> <td>LAND DATE</td> <td></td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	02/26/2008	KK	LGL DATE	05/05/2025	MLU	XF DATE			LAND DATE			INC DATE			AG DATE		
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			126,285
TOTAL MARKET OB/XF VALUE			228
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			211,513
SOH/AGL Deduction			48,590
ASSESSED VALUE			162,923
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			162,923
TOTAL JUST VALUE			211,513
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			195,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4948	CO ISSUED	0	06/01/2007
MH4948	MH MOVE-ON	0	06/01/2007
P12459	NEW CONSTR	0	06/01/2007
E19273	ELEC OTHER	0	05/01/2007
M12939	MECH OTHER	0	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/0988	5/31/2007	WD U		I	07	100
GRANTOR: LOZIER SUZETTE L						
GRANTEE: WAGNER JULIE M & LA						
1497/0964	5/07/2007	WD U		I	11	60,000
GRANTOR: LOZIER SUZETTE L						
GRANTEE: WAGNER JULIE M & LA						

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
1	1242	WD DECK A	0	0 7 4	28.00	SF	10.00	10.00	100	2007	2007	3	27	76	
2	1242	WD DECK A	0	0 7 4	28.00	SF	10.00	10.00	100	2007	2007	3	27	76	
3	1242	WD DECK A	0	0 7 4	28.00	SF	10.00	10.00	100	2007	2007	3	27	76	

BUILDING NOTES													
86494 HILL VALLEY AVE, YULEE													

BUILDING DIMENSIONS													
BAS=[YR=2007] W60 S31 E60 N31\$.													

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	0		RM	153.00	276.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							