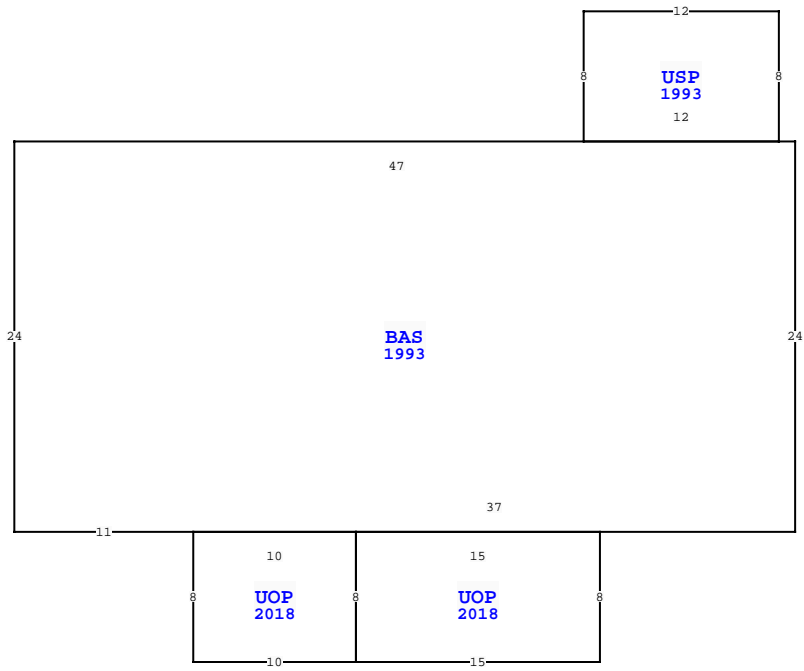


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD ON PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
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	1,152	100	1993
UOP	80	25	2018
UOP	120	25	2018
USP	96	50	1993
TOTALS	1,448		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,250	125.4000	100.32	125,400	1985	2005	0	0	46.00	54.00		
1 M/H 93- - 0% - 2024 Heated Area: 1152 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			79,834
TOTAL MARKET OB/XF VALUE			1,772
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			166,606
SOH/AGL Deduction			0
ASSESSED VALUE			166,606
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			166,606
TOTAL JUST VALUE			166,606
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			154,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/1487	1/27/2023	WD	Q	I	01	197,000
GRANTOR: CONE JACK F						
GRANTEE: MACKINSON DAVID H &						
2615/1485	1/25/2023	QC	U	I	11	100
GRANTOR: CONE TOMMY LEE & DONN						
GRANTEE: CONE JACK F						

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	0940	SHEDS/PORT	0	0	0	144.00	SF	20.10	20.10	100	1980	1980	3	20	579	
2	0810	CONCRETE A	0	0	22	308.00	SF	6.50	6.50	100	1988	1988	3	52	1,041	
3	0810	CONCRETE A	0	0	15	45.00	SF	6.50	6.50	100	1988	1988	3	52	152	

TOTAL OB/XF													
86369 JEAN RD, YULEE													
BLD DATE	XF DATE	INC DATE	DJ	JM	LGL DATE	LAND DATE	AG DATE						
01/31/2014	01/05/2007				05/05/2025			MLU					

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W1 USP=[YR=1993] N8 W12 S8 E12\$ W47 S24 E11													
UOP=[YR=2018] S8 E10 UOP=[YR=2018] E15 N8 W15 S8\$ N8 W10\$ E37 N24\$.													

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	286.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

