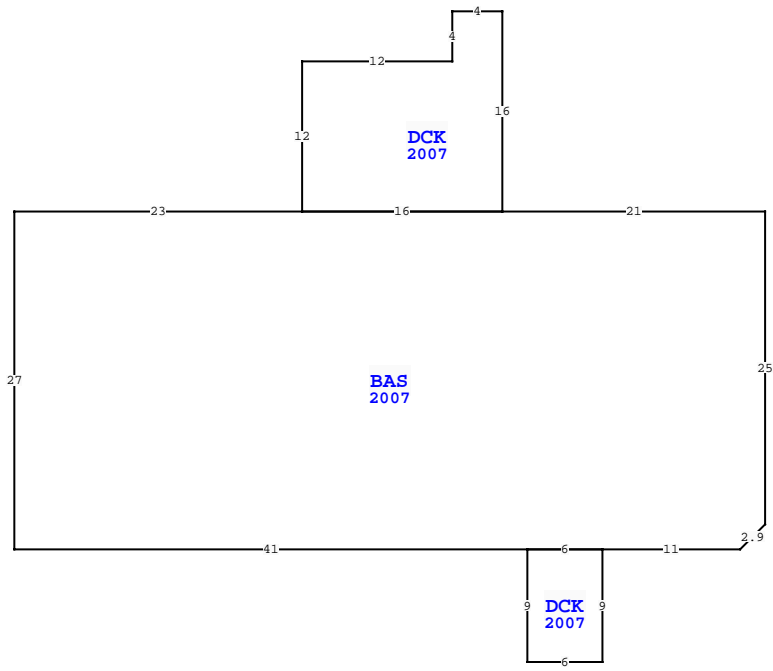


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	05	Quality Level 05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4040.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,618	100	2007
DCK	54	15	2007
DCK	208	15	2007
TOTALS	1,880		
			1,657
			107,222

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,657	146.4000	124.44	206,197	1994	2004	0	0	0	48.00	52.00	
2 M/H 94+ - 0% - 2025													
Heated Area: 1618													
HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			107,222
TOTAL MARKET OB/XF VALUE			2,722
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			194,944
SOH/AGL Deduction			0
ASSESSED VALUE			194,944
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			194,944
TOTAL JUST VALUE			194,944
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			134,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4953	CO ISSUED	0	06/01/2007
MH4953	MH MOVE-ON	0	06/01/2007
E19418	ELEC OTHER	0	06/01/2007
P12477	OTHER	0	06/01/2007
B19827	DEMOLITION	4,950	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2801/1118	7/07/2025	WD	Q	I	01	255,000
GRANTOR: INKLINE LLC						
GRANTEE: MARTIN COREY						
2736/843	9/06/2024	WD	U	I	37	100,000
GRANTOR: BROWN KENNETH M & STE						
GRANTEE: INKLINE LLC						

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	0510	GARAGE WD-	0	0	24	12		288.00	SF	35.00				35.00	100	1985	1985	3	27	2,722	

BUILDING NOTES													
86215 JEAN RD, YULEE													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/05/2025 MLU													

BUILDING DIMENSIONS													
BAS=[YR=2007;ORIG=0,0] W21 W16 W23 S27 E41 E6 E11 U2R2 N25 \$													
DCK=[YR=2007;ORIG=-21,0] N16 W4 S4 W12 S12 E16 \$													
DCK=[YR=2007;ORIG=-19,27] S9 E6 N9 W6 \$													

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							