

S'LY 49.76FT OF LOT 38,  
LOT 39 (EX E'LY 146.81' FT)  
FLOOD SURVEY UNR

TREITINGER COREY A &/ADAMS SARA  
85089 SARA ROAD  
YULEE, FL 32097

2025

52-3N-27-4890-0038-0010



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 30               | VINYL 100        |      |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100    |      |              |                      |
| Roof Cover               | 12               | MODULAR MT 100   |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |      |              |                      |
| Interior Floor           | 14               | CARPET 70        |      |              |                      |
| Interior Floor           | 08               | SHT VINYL 30     |      |              |                      |
| Air Condition            | 03               | CENTRAL 100      |      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |      |              |                      |
| Bedrooms                 |                  | 3 100            |      |              |                      |
| Bathrooms                |                  | 2 100            |      |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |      |              |                      |
| Stories                  | 0                | 0 100            |      |              |                      |
| Units                    |                  | 0 100            |      |              |                      |
| Occupancy                | 00               | NONE 100         |      |              |                      |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
| Quality                  | 05               | Quality Level 05 |      |              |                      |
| DOR CODE                 | 0200             | MOBILE HOME      |      |              |                      |
| MAP NUM                  |                  | MKT AREA         |      | 04           |                      |
| NEIGHBORHOOD/LOC         |                  | 4053.00          |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,296            | 100              | 2013 | 1,296        | 50,181               |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
| TOTALS                   | 1,296            |                  |      | 1,296        | 50,181               |

| MARKET ADJUSTMENTS                                 |     |           |             |                |                |      |      |      |      |   |       |        |  |
|----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0820                                               | 01  | 1,296     | 121.0000    | 96.80          | 125,453        | 1993 | 1998 | 0    | 0    | 0 | 60.00 | 40.00  |  |
| 1 M/H 93- - 0% - 2023 Heated Area: 1296 HX Base Yr |     |           |             |                |                |      |      |      |      |   |       |        |  |
| 27 48 27                                           |     |           |             |                |                |      |      |      |      |   |       |        |  |
| BAS 2013                                           |     |           |             |                |                |      |      |      |      |   |       |        |  |
| 48                                                 |     |           |             |                |                |      |      |      |      |   |       |        |  |

| NASSAU COUNTY PROPERTY    |  |  |  |           | PAGE 1 of 1 |  | 4 |
|---------------------------|--|--|--|-----------|-------------|--|---|
| VALUATION SUMMARY         |  |  |  |           |             |  |   |
| VALUATION BY              |  |  |  | STANDARD  |             |  |   |
| Tax Group: 4              |  |  |  | Tax Dist: |             |  |   |
| BUILDING MARKET VALUE     |  |  |  | 50,181    |             |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  | 804       |             |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  | 78,200    |             |  |   |
| TOTAL MARKET VALUE        |  |  |  | 129,185   |             |  |   |
| SOH/AGL Deduction         |  |  |  | 0         |             |  |   |
| ASSESSED VALUE            |  |  |  | 129,185   |             |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  | 0         |             |  |   |
| BASE TAXABLE VALUE        |  |  |  | 129,185   |             |  |   |
| TOTAL JUST VALUE          |  |  |  | 129,185   |             |  |   |
| NCON VALUE                |  |  |  | 0         |             |  |   |
| INCOME VALUE              |  |  |  |           |             |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  | 120,523   |             |  |   |
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