



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 100      |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 08 | SHT VINYL 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 2 100          |
| 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 09      |
| NEIGHBORHOOD/LOC | 9001.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 784              | 100         | 2018 | 784          | 69,452               |
| TOTALS    | 784              |             |      | 784          | 69,452               |

| EXTRA FEATURES |            |             |         |    |    |        |    |       |       |
|----------------|------------|-------------|---------|----|----|--------|----|-------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | NOTES |
| 1              | 0680       | POLE SHED   | 0 100   | 20 | 16 | 320.00 | SF | 10.00 |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 | 0004 | OR       | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                                                  |     |           |             |                |                |      |      |      |      |       |        |
|---------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0800                                                                | 02  | 784       | 115.8000    | 104.22         | 81,708         | 2018 | 2018 | 0    | 0    | 15.00 | 85.00  |
| 1 M/H 94+ 100% - 2018 Heated Area: 784 HX Base Yr 1995              |     |           |             |                |                |      |      |      |      |       |        |
| BAS 2018                                                            |     |           |             |                |                |      |      |      |      |       |        |
| 10243 CR 121, BRYCEVILLE                                            |     |           |             |                |                |      |      |      |      |       |        |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/12/2026 MLU |     |           |             |                |                |      |      |      |      |       |        |

| 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   | 0680       | POLE SHED   | 0 100   | 20 | 16 | 320.00 | SF | 10.00 | 10.00          | 100       | 2024    | 2020        |   | 87     | 2,784           |       |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             | 2,784     |     |          |        |         |            |                |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 |
| 1           | 000100   | C   | RES                  | 100 | 0004 | OR       | 0.00  | 0.00  | 1.00        | AC        |     | 1.00     | 1.00   | 1.00    | 40,000.00  | 40,000.00      |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 6      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 6              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 69,452      |        |
| TOTAL MARKET OB/XF VALUE  |  | 2,784       |        |
| TOTAL LAND VALUE - MARKET |  | 40,000      |        |
| TOTAL MARKET VALUE        |  | 112,236     |        |
| SOH/AGL Deduction         |  | 41,958      |        |
| ASSESSED VALUE            |  | 70,278      |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 45,278 |
| BASE TAXABLE VALUE        |  | 25,000      |        |
| TOTAL JUST VALUE          |  | 112,236     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 117,332     |        |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 18005106   | CO ISSUED   | 0   | 05/21/2018 |
| 18002778   | MH MOVE-ON  | 0   | 04/09/2018 |

| SALES DATA                    |           |              |        |        |           |               |  |  |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 0698/0387                     | 2/10/1994 | WD           | U      | V      | 07        | 100           |  |  |  |
| GRANTOR: TURNER DANNY & HOLLY |           |              |        |        |           |               |  |  |  |
| GRANTEE: NEWMANS MICHAEL H    |           |              |        |        |           |               |  |  |  |
| 0666/0477                     | 9/04/1992 | WD           | U      | V      |           | 8,000         |  |  |  |
| GRANTOR: TURNER DANNY & HOLLY |           |              |        |        |           |               |  |  |  |
| GRANTEE: NEWMANS MICHAEL H    |           |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS              |  |  |  |  |  |  |  |  |  |
|----------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2018] W56 S14 E56 N14\$. |  |  |  |  |  |  |  |  |  |