N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD MHP LLC
PO BOX 249
ENGLEWOOD, NJ 07631

2026

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

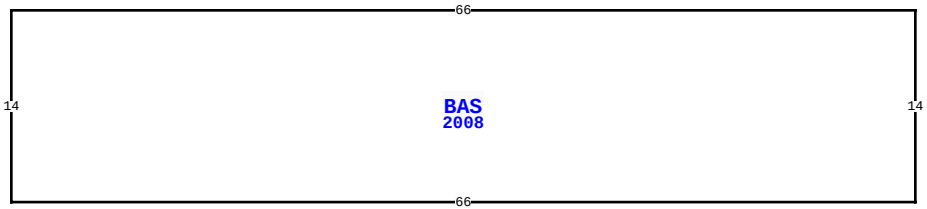
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2008	924	21,017
TOTALS	924			924	21,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	89.2000	75.82	70,058	1986	1986	0	0	0	70.00	30.00

3 M/H 93- 0% - 2026 Heated Area: 924 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	02/13/2025 KWA	LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	528,323
TOTAL MARKET OB/XF VALUE	122,941
TOTAL LAND VALUE - MARKET	999,948
TOTAL MARKET VALUE	1,651,212
SOH/AGL Deduction	0
ASSESSED VALUE	1,651,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,651,212
TOTAL JUST VALUE	1,651,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,295,308

TEAKWOOD MOBILE HOME PARK __ 40 SPACES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250003182	CO FOR REPLACEMEN	0	03/28/2025
MH250001854	REPLACEMENT SW/MH	0	02/21/2025
MH240013336	REPLACEMENT (1981	0	12/02/2024
CO240010559	CO FOR REPLACEMEN		09/13/2024
MH240008449	REPLACEMENT (1986	0	07/18/2024
CO240001841	CO FOR REPLACEMEN	0	02/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2838/161	12/22/2025	WD	Q	I	01	1,980,000
GRANTOR: TEAKWOOD LOTS LLC						
GRANTEE: TEAKWOOD MHP LLC						
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S14 E66 N14$.

EXTRA FEATURES

LN	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	0803	ASPHALT C	0	0	0	0	5,240.00	SF	2.00	2.00	100	1984	1984	3	50	5,240	
2	0430	CL FNC 6B	0	0	0	0	1,000.00	LF	9.70	9.70	100	1988	1988	3	23	2,231	
3	0940	SHEDS/PORT	0	0	10	10	100.00	SF	20.10	20.10	100	1980	1980	3	20	402	
4	0751	UOP	0	0	12	8	96.00	SF	10.00	10.00	100	1996	1996	3	20	192	
5	1242	WD DECK A	0	0	32	5	160.00	SF	10.00	10.00	100	2007	2007	3	24	384	
6	0751	UOP	0	0	12	8	96.00	SF	10.00	10.00	100	2006	2006	3	36	346	
7	0751	UOP	0	0	16	8	128.00	SF	10.00	10.00	100	1996	1996	3	20	256	
8	0751	UOP	0	0	13	8	104.00	SF	10.00	10.00	100	1996	1996	3	20	208	
9	0751	UOP	0	0	20	6	120.00	SF	10.00	10.00	100	1996	1996	3	20	240	
10	0751	UOP	0	0	16	8	128.00	SF	10.00	10.00	100	1996	1996	3	20	256	

TOTAL OB/XF 9,755

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002800	C	PARKNG LOT	0	0004	CI	250.00	300.00	135,035.00	SF		1.00	1.00	1.50	4.25	6.38	860,848							
2	000200	C	MBL HM SUB	0		RSF-2			2.14	AC		1.00	1.00	1.00	65,000.00	65,000.00	139,100							

REVIEW DATE 02/13/2025 BY KW Total Acres: 5.24 Total Land Value: 999,948 Market: 0 Agricultural: 0 Common: 999,948 PRINTED 07/09/2026 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD MHP LLC
PO BOX 249
ENGLEWOOD, NJ 07631

2026

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

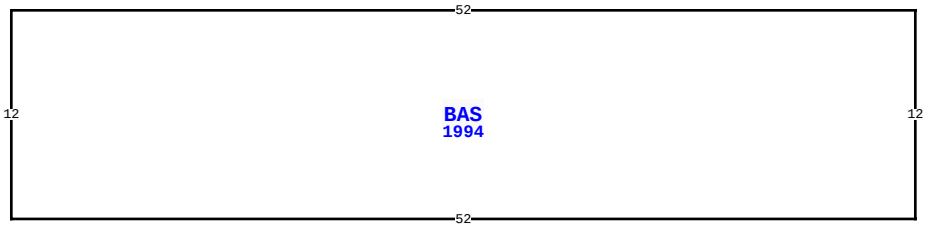
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	1994	624	13,875
TOTALS	624			624	13,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	624	87.2000	74.12	46,251	1982	1982	0	0	0	70.00	30.00

5 M/H 93- 0% - 2026 Heated Area: 624 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	02/13/2025 KWA	LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	528,323
TOTAL MARKET OB/XF VALUE	122,941
TOTAL LAND VALUE - MARKET	999,948
TOTAL MARKET VALUE	1,651,212
SOH/AGL Deduction	0
ASSESSED VALUE	1,651,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,651,212
TOTAL JUST VALUE	1,651,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,295,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH240001602	REPLACEMENT (2019	0	02/08/2024
230010981	MH 14X70 8614KF		08/25/2023
230010197	CO'D 9/23 __ 861		08/09/2023
230010200	CO'D 9/23 8624 J		08/09/2023
230010203	CO'D 9/23 _ 8612		08/09/2023
23000285	MH MOVE-ON	1	01/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2838/161	12/22/2025	WD	Q	I	01	1,980,000
GRANTOR: TEAKWOOD LOTS LLC						
GRANTEE: TEAKWOOD MHP LLC						
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W52 S12 E52 N12 $.

EXTRA FEATURES

LN	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
11	0510	GARAGE WD-	0	0	30	12	360.00	SF	35.00	35.00	100	1996	1996	3	20	2,520	
12	0351	CARPORT MT	0	0	20	12	240.00	SF	10.00	10.00	100	2003	2003	3	20	480	
13	0754	FOP	0	0	16	6	96.00	SF	15.00	15.00	100	2003	2003	3	20	288	
14	0754	FOP	0	0	14	6	84.00	SF	15.00	15.00	100	2003	2003	3	20	252	
15	0803	ASPHALT C	0	0	0	0	1,172.00	SF	2.00	2.00	100	2003	2003	3	50	1,172	
16	0430	CL FNC 6B	0	0	0	0	700.00	LF	9.70	9.70	100	1985	1985	3	20	1,358	
17	0803	ASPHALT C	0	0	455	20	9,100.00	SF	2.00	2.00	100	1980	1980	3	50	9,100	
18	2810	MH SPACE	0	0	0	0	40.00	SF	2,400.00	2,400.00	100	2000	2000	3	100	96,000	
19	0510	GARAGE WD-	0	0	24	12	288.00	SF	35.00	35.00	100	1983	1983	3	20	2,016	

LAND DESCRIPTION

TOTAL OB/XF 113,186

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/13/2025 BY KW Total Acres: 5.24 Total Land Value: 999,948 Market: 0 Agricultural: 0 Common: 999,948 PRINTED 07/09/2026 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD MHP LLC
PO BOX 249
ENGLEWOOD, NJ 07631

2026

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

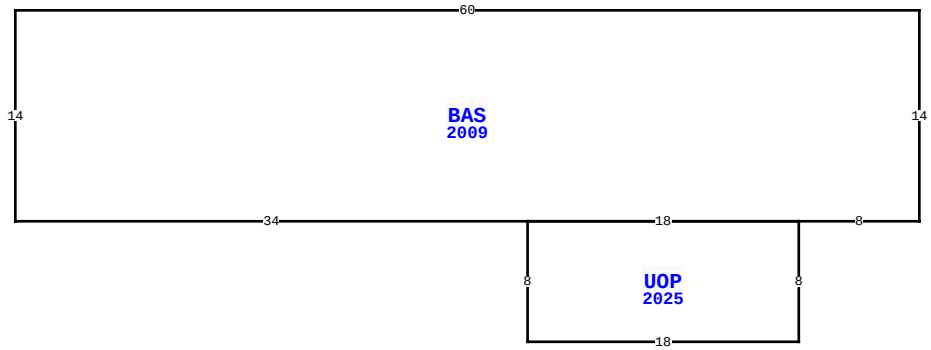
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2009	840	18,893
UOP	144	25	2025	36	810
TOTALS	984			876	19,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	876	88.2000	74.97	65,674	1979	1979	0	0	0	70.00	30.00

6 M/H 93- 0% - 2026 Heated Area: 840 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	02/13/2025	KWA	LGL DATE		
XF DATE			LAND DATE	05/11/2026	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	528,323
TOTAL MARKET OB/XF VALUE	122,941
TOTAL LAND VALUE - MARKET	999,948
TOTAL MARKET VALUE	1,651,212
SOH/AGL Deduction	0
ASSESSED VALUE	1,651,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,651,212
TOTAL JUST VALUE	1,651,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,295,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000289	MH MOVE-ON	1	01/09/2023
C5307	CO ISSUED	0	05/16/2011
M15685	H/AC	0	10/01/2010
P14457	NEW CONSTR	0	09/01/2010
C5203	CO ISSUED	0	08/07/2009
MH5203	MH MOVE-ON	0	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2838/161	12/22/2025	WD	Q	I	01	1,980,000
GRANTOR: TEAKWOOD LOTS LLC						
GRANTEE: TEAKWOOD MHP LLC						
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009;ORIG=0,0] W60 S14 E34 E18 E8 N14 $
UOP=[YR=2025;ORIG=-8,14] W18 S8 E18 N8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/13/2025 BY KW Total Acres: 5.24 Total Land Value: 999,948 Market: 0 Agricultural: 0 Common: 999,948 PRINTED 07/09/2026 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD MHP LLC
PO BOX 249
ENGLEWOOD, NJ 07631

2026

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

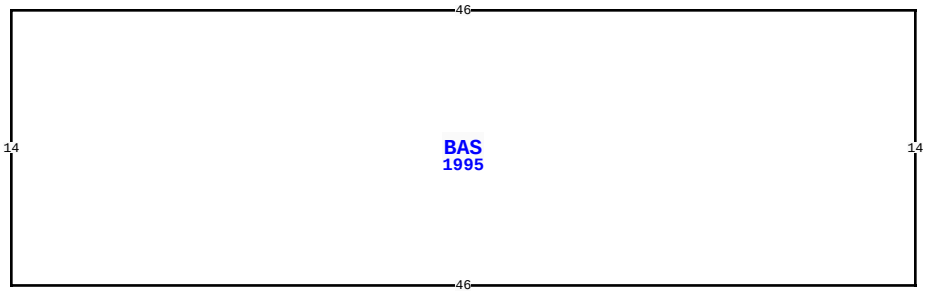
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100	1995	644	14,714
TOTALS	644			644	14,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	644	89.6000	76.16	49,047	1992	1992	0	0	0	70.00	30.00

10 M/H 93- 0% - 2026 Heated Area: 644 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	02/13/2025	KWA	LGL DATE		
XF DATE			LAND DATE	05/11/2026	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	528,323
TOTAL MARKET OB/XF VALUE	122,941
TOTAL LAND VALUE - MARKET	999,948
TOTAL MARKET VALUE	1,651,212
SOH/AGL Deduction	0
ASSESSED VALUE	1,651,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,651,212
TOTAL JUST VALUE	1,651,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,295,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14680	MECH OTHER	0	07/01/2009
MH4965	CO ISSUED	0	09/19/2008
C4952	CO ISSUED	0	07/01/2007
MH4952	MH MOVE-ON	0	07/01/2007
P12539	OTHER	0	07/01/2007
M13001	MECH OTHER	0	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2838/161	12/22/2025	WD	Q	I	01	1,980,000
GRANTOR: TEAKWOOD LOTS LLC						
GRANTEE: TEAKWOOD MHP LLC						
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W46 S14 E46 N14$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/13/2025 BY KW Total Acres: 5.24 Total Land Value: 999,948 Market: 0 Agricultural: 0 Common: 999,948 PRINTED 07/09/2026 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD MHP LLC
PO BOX 249
ENGLEWOOD, NJ 07631

2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
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Interior Floo	08	SHT VINYL 20
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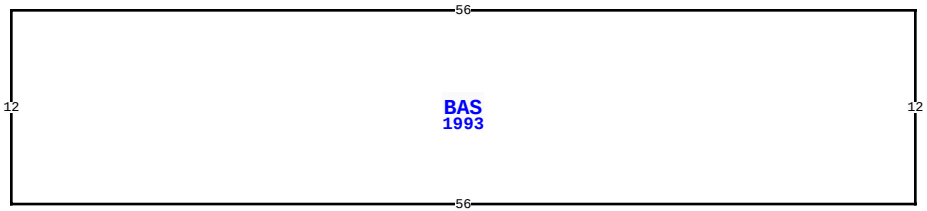
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	15,971
TOTALS	672			672	15,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	93.2000	79.22	53,236	1972	1972	0	0	0	70.00	30.00

11 M/H 93- 0% - 2026 Heated Area: 672 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	02/13/2025 KWA	LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	528,323
TOTAL MARKET OB/XF VALUE	122,941
TOTAL LAND VALUE - MARKET	999,948
TOTAL MARKET VALUE	1,651,212
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ASSESSED VALUE	1,651,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,651,212
TOTAL JUST VALUE	1,651,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,295,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12468	OTHER	0	06/01/2007
E14594	ELEC OTHER	0	03/01/2005
M09475	MECH OTHER	0	03/01/2005
P09237	OTHER	0	03/01/2005
MH044328	MH MOVE-ON	0	05/01/2004
MH003002	MH MOVE-ON	0	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2838/161	12/22/2025	WD	Q	I	01	1,980,000
GRANTOR: TEAKWOOD LOTS LLC						
GRANTEE: TEAKWOOD MHP LLC						
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 N12$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/13/2025 BY KW Total Acres: 5.24 Total Land Value: 999,948 Market: 0 Agricultural: 0 Common: 999,948 PRINTED 07/09/2026 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD MHP LLC
PO BOX 249
ENGLEWOOD, NJ 07631

2026

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

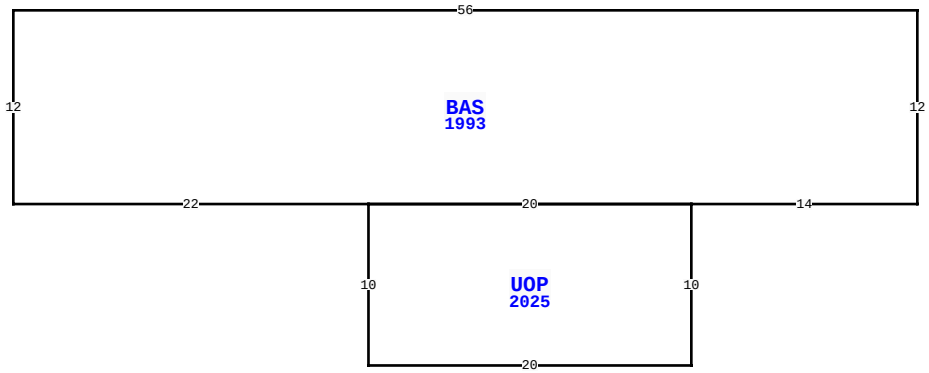
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	15,285
UOP	200	25	2025	50	1,137
TOTALS	872			722	16,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	722	89.2000	75.82	54,742	1972	1972	0	0	0	70.00	30.00

12 M/H 93- 0% - 2026 Heated Area: 672 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	02/13/2025	KWA	LGL DATE		
XF DATE			LAND DATE	05/11/2026	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	528,323
TOTAL MARKET OB/XF VALUE	122,941
TOTAL LAND VALUE - MARKET	999,948
TOTAL MARKET VALUE	1,651,212
SOH/AGL Deduction	0
ASSESSED VALUE	1,651,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,651,212
TOTAL JUST VALUE	1,651,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,295,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992947	MH MOVE-ON	0	12/01/1999
MH982421	MH MOVE-ON	0	10/01/1998
971789	MH MOVE-ON	0	06/01/1997
961176	MH MOVE-ON	0	01/01/1996
95-1086	MH MOVE-ON	0	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2838/161	12/22/2025	WD	Q	I	01	1,980,000
GRANTOR: TEAKWOOD LOTS LLC						
GRANTEE: TEAKWOOD MHP LLC						
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W56 S12 E22 E20 E14 N12 $
UOP=[YR=2025;ORIG=-34,12] E20 S10 W20 N10 $
.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/13/2025 BY KW Total Acres: 5.24 Total Land Value: 999,948 Market: 0 Agricultural: 0 Common: 999,948 PRINTED 07/09/2026 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD MHP LLC
PO BOX 249
ENGLEWOOD, NJ 07631

2026

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

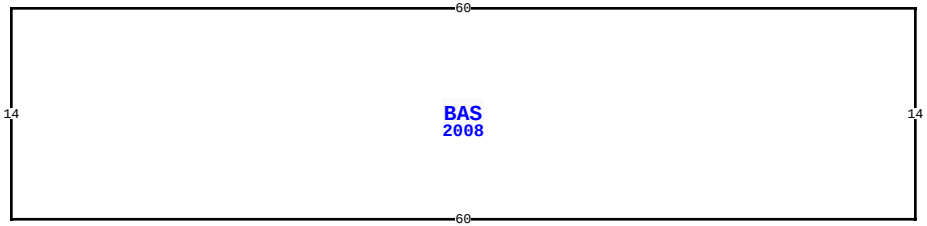
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2008	840	20,392
TOTALS	840			840	20,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	840	95.2000	80.92	67,973	1986	1986	0	0	0	70.00	30.00

13 M/H 93- 0% - 2026 Heated Area: 840 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	528,323
TOTAL MARKET OB/XF VALUE	122,941
TOTAL LAND VALUE - MARKET	999,948
TOTAL MARKET VALUE	1,651,212
SOH/AGL Deduction	0
ASSESSED VALUE	1,651,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,651,212
TOTAL JUST VALUE	1,651,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,295,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2838/161	12/22/2025	WD	Q	I	01	1,980,000
GRANTOR: TEAKWOOD LOTS LLC						
GRANTEE: TEAKWOOD MHP LLC						
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						

8652 JAKE CARLTON RD, YULEE

BLD DATE	02/13/2025 KWA	LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S14 E60 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/13/2025 BY KW Total Acres: 5.24 Total Land Value: 999,948 Market: 0 Agricultural: 0 Common: 999,948 PRINTED 07/09/2026 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD MHP LLC
PO BOX 249
ENGLEWOOD, NJ 07631

2026

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

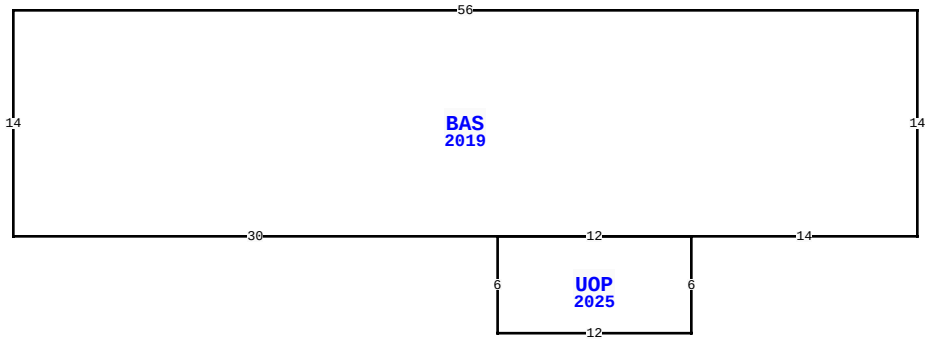
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2019	784	17,993
UOP	72	25	2025	18	413
TOTALS	856			802	18,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	802	85.0000	76.50	61,353	1994	1994	0	0	0	70.00	30.00

14 M/H 94+ 0% - 2026 Heated Area: 784 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	02/13/2025 KWA	LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	528,323
TOTAL MARKET OB/XF VALUE	122,941
TOTAL LAND VALUE - MARKET	999,948
TOTAL MARKET VALUE	1,651,212
SOH/AGL Deduction	0
ASSESSED VALUE	1,651,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,651,212
TOTAL JUST VALUE	1,651,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,295,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2838/161	12/22/2025	WD	Q	I	01	1,980,000
GRANTOR: TEAKWOOD LOTS LLC						
GRANTEE: TEAKWOOD MHP LLC						
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W56 S14 E30 E12 E14 N14 $
UOP=[YR=2025;ORIG=-26,14] E12 S6 W12 N6 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/13/2025 BY KW Total Acres: 5.24 Total Land Value: 999,948 Market: 0 Agricultural: 0 Common: 999,948 PRINTED 07/09/2026 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD MHP LLC
PO BOX 249
ENGLEWOOD, NJ 07631

2026

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03

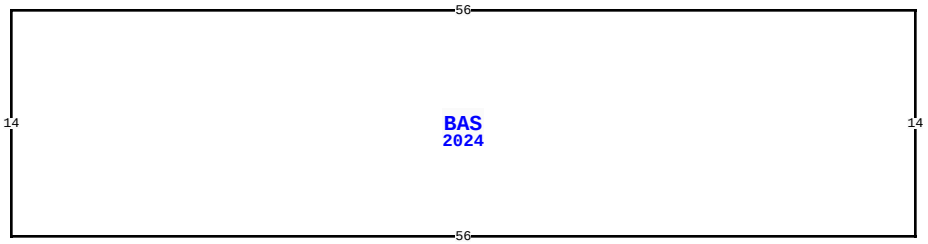
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2024	784	79,245
TOTALS	784			784	79,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	114.6000	103.14	80,862	2023	2023	0	0	0	2.00	98.00

16 M/H 94+ 0% - 2026 Heated Area: 784 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	02/13/2025	KWA	LGL DATE	
XF DATE			LAND DATE	05/11/2026 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	528,323
TOTAL MARKET OB/XF VALUE	122,941
TOTAL LAND VALUE - MARKET	999,948
TOTAL MARKET VALUE	1,651,212
SOH/AGL Deduction	0
ASSESSED VALUE	1,651,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,651,212
TOTAL JUST VALUE	1,651,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,295,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2838/161	12/22/2025	WD	Q	I	01	1,980,000
GRANTOR: TEAKWOOD LOTS LLC						
GRANTEE: TEAKWOOD MHP LLC						
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E56 S14 W56 N14 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/13/2025 BY KW Total Acres: 5.24 Total Land Value: 999,948 Market: 0 Agricultural: 0 Common: 999,948 PRINTED 07/09/2026 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD MHP LLC
PO BOX 249
ENGLEWOOD, NJ 07631

2026

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

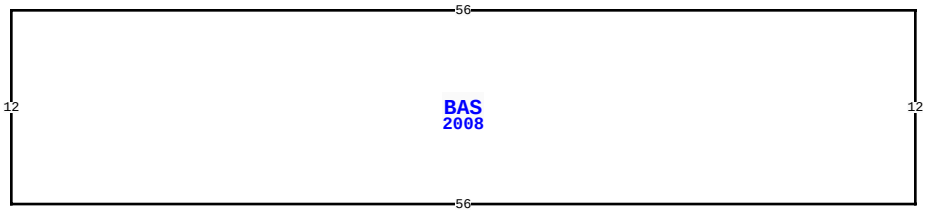
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	2008	672	14,600
TOTALS	672			672	14,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	85.2000	72.42	48,666	1972	1972	0	0	0	70.00	30.00

18 M/H 93- 0% - 2026 Heated Area: 672 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	02/13/2025 KWA	LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	528,323
TOTAL MARKET OB/XF VALUE	122,941
TOTAL LAND VALUE - MARKET	999,948
TOTAL MARKET VALUE	1,651,212
SOH/AGL Deduction	0
ASSESSED VALUE	1,651,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,651,212
TOTAL JUST VALUE	1,651,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,295,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2838/161	12/22/2025	WD	Q	I	01	1,980,000
GRANTOR: TEAKWOOD LOTS LLC						
GRANTEE: TEAKWOOD MHP LLC						
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S12 E56 N12$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/13/2025 BY KW Total Acres: 5.24 Total Land Value: 999,948 Market: 0 Agricultural: 0 Common: 999,948 PRINTED 07/09/2026 BY SYS

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ENGLEWOOD, NJ 07631

2026

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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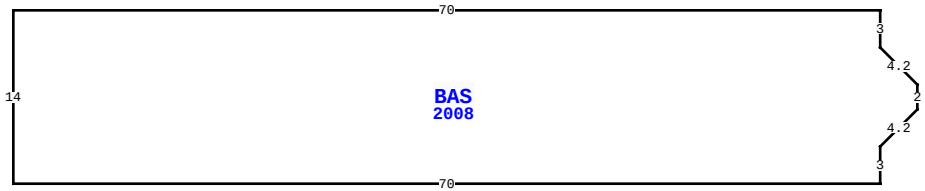
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	995	100	2008	995	24,916
TOTALS	995			995	24,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	995	98.2000	83.47	83,053	1986	1986	0	0	0	70.00	30.00

20 M/H 93- 0% - 2026 Heated Area: 995 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	02/13/2025 KWA	LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	528,323
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TOTAL MARKET VALUE	1,651,212
SOH/AGL Deduction	0
ASSESSED VALUE	1,651,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,651,212
TOTAL JUST VALUE	1,651,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,295,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2838/161	12/22/2025	WD	Q	I	01	1,980,000
GRANTOR: TEAKWOOD LOTS LLC						
GRANTEE: TEAKWOOD MHP LLC						
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W70 S14 E70 N3 R3 U3 N2 L3 U3 N3$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/13/2025 BY KW Total Acres: 5.24 Total Land Value: 999,948 Market: 0 Agricultural: 0 Common: 999,948 PRINTED 07/09/2026 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD MHP LLC
PO BOX 249
ENGLEWOOD, NJ 07631

2026

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

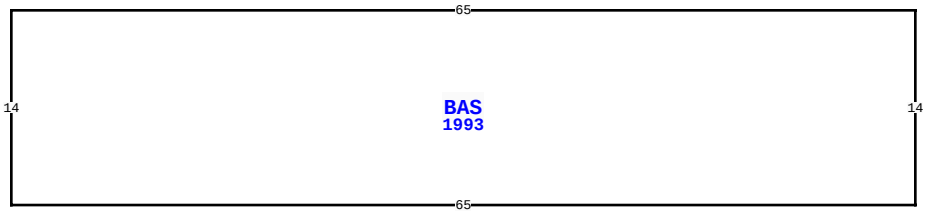
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	1993	910	22,091
TOTALS	910			910	22,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	910	95.2000	80.92	73,637	1983	1983	0	0	0	70.00	30.00

21 M/H 93- 0% - 2026 Heated Area: 910 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	528,323
TOTAL MARKET OB/XF VALUE	122,941
TOTAL LAND VALUE - MARKET	999,948
TOTAL MARKET VALUE	1,651,212
SOH/AGL Deduction	0
ASSESSED VALUE	1,651,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,651,212
TOTAL JUST VALUE	1,651,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,295,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2838/161	12/22/2025	WD	Q	I	01	1,980,000
GRANTOR: TEAKWOOD LOTS LLC						
GRANTEE: TEAKWOOD MHP LLC						
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						

8652 JAKE CARLTON RD, YULEE

BLD DATE	02/13/2025 KWA	LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	

BUILDING NOTES

EXTRA FEATURES

LN	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

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S14 E65 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/13/2025 BY KW Total Acres: 5.24 Total Land Value: 999,948 Market: 0 Agricultural: 0 Common: 999,948 PRINTED 07/09/2026 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD MHP LLC
PO BOX 249
ENGLEWOOD, NJ 07631

2026

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

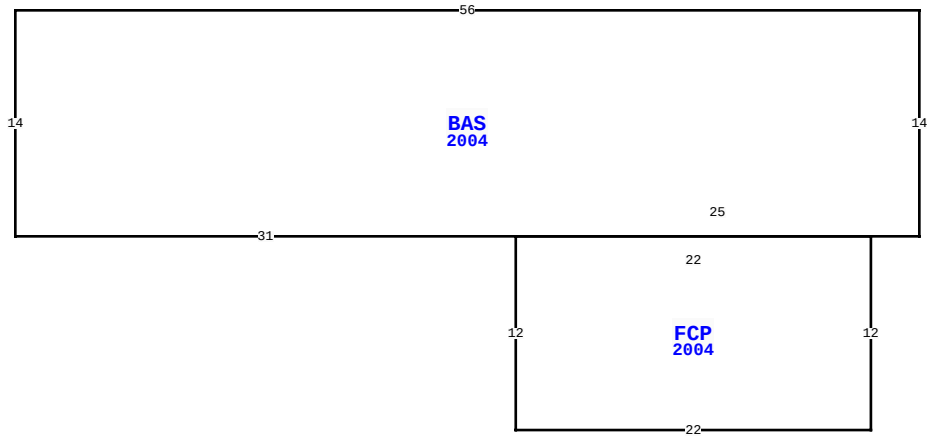
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2004	784	18,632
FCP	264	25	2004	66	1,569
TOTALS	1,048			850	20,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	850	93.2000	79.22	67,337	1967	1967	0	0	0	70.00	30.00

24 M/H 93- 0% - 2026 Heated Area: 784 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	02/13/2025	KWA	LGL DATE		
XF DATE			LAND DATE	05/11/2026	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	528,323
TOTAL MARKET OB/XF VALUE	122,941
TOTAL LAND VALUE - MARKET	999,948
TOTAL MARKET VALUE	1,651,212
SOH/AGL Deduction	0
ASSESSED VALUE	1,651,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,651,212
TOTAL JUST VALUE	1,651,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,295,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2838/161	12/22/2025	WD	Q	I	01	1,980,000
GRANTOR: TEAKWOOD LOTS LLC						
GRANTEE: TEAKWOOD MHP LLC						
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W56 S14 E31 FCP=[YR=2004] S12 E22 N12 W22 $
E25 N14 $.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/13/2025 BY KW Total Acres: 5.24 Total Land Value: 999,948 Market: 0 Agricultural: 0 Common: 999,948 PRINTED 07/09/2026 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD MHP LLC
PO BOX 249
ENGLEWOOD, NJ 07631

2026

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

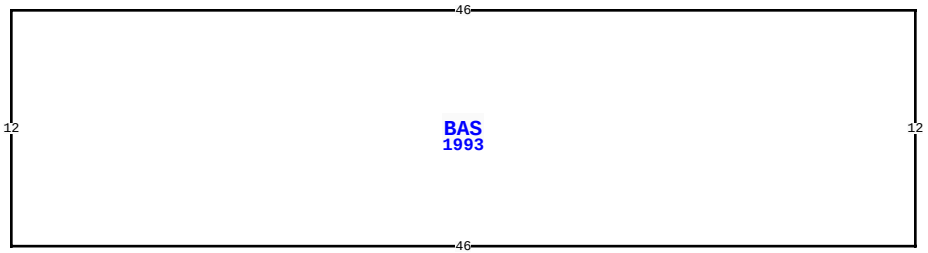
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100	1993	552	12,950
TOTALS	552			552	12,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	552	92.0000	78.20	43,166	1983	1983	0	0	0	70.00	30.00

26 M/H 93- 0% - 2026 Heated Area: 552 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	02/13/2025 KWA	LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	528,323
TOTAL MARKET OB/XF VALUE	122,941
TOTAL LAND VALUE - MARKET	999,948
TOTAL MARKET VALUE	1,651,212
SOH/AGL Deduction	0
ASSESSED VALUE	1,651,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,651,212
TOTAL JUST VALUE	1,651,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,295,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2838/161	12/22/2025	WD	Q	I	01	1,980,000
GRANTOR: TEAKWOOD LOTS LLC						
GRANTEE: TEAKWOOD MHP LLC						
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S12 E46 N12 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/13/2025 BY KW Total Acres: 5.24 Total Land Value: 999,948 Market: 0 Agricultural: 0 Common: 999,948 PRINTED 07/09/2026 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD MHP LLC
PO BOX 249
ENGLEWOOD, NJ 07631

2026

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

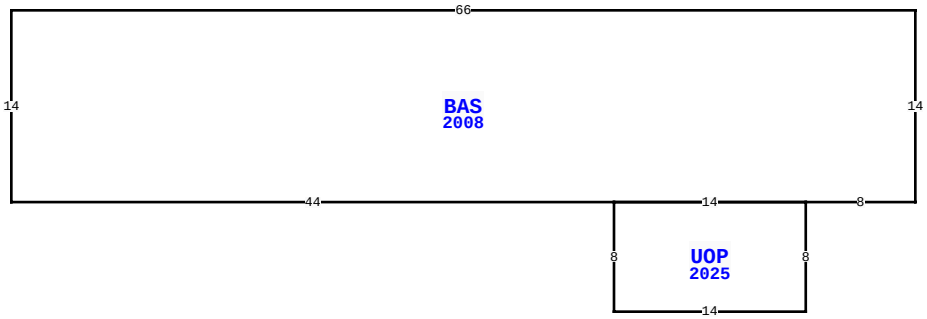
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2008	924	22,431
UOP	112	25	2025	28	680
TOTALS	1,036			952	23,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	952	95.2000	80.92	77,036	1991	1991	0	0	0	70.00	30.00

27 M/H 93- 0% - 2026 Heated Area: 924 HX Base Yr



BLD DATE	02/13/2025 KWA
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/11/2026 DC
AG DATE	

8652 JAKE CARLTON RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	528,323
TOTAL MARKET OB/XF VALUE	122,941
TOTAL LAND VALUE - MARKET	999,948
TOTAL MARKET VALUE	1,651,212
SOH/AGL Deduction	0
ASSESSED VALUE	1,651,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,651,212
TOTAL JUST VALUE	1,651,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,295,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2838/161	12/22/2025	WD	Q	I	01	1,980,000
GRANTOR: TEAKWOOD LOTS LLC						
GRANTEE: TEAKWOOD MHP LLC						
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W66 S14 E44 E14 E8 N14 $
UOP=[YR=2025;ORIG=-22,14] E14 S8 W14 N8 $
.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/13/2025 BY KW Total Acres: 5.24 Total Land Value: 999,948 Market: 0 Agricultural: 0 Common: 999,948 PRINTED 07/09/2026 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD MHP LLC
PO BOX 249
ENGLEWOOD, NJ 07631

2026

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

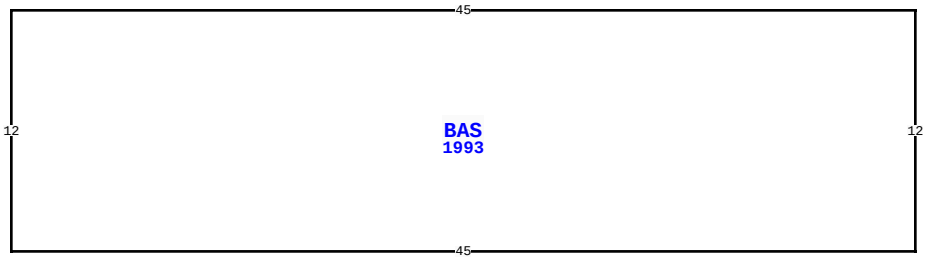
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	1993	540	11,842
TOTALS	540			540	11,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	540	86.0000	73.10	39,474	1983	1983	0	0	0	70.00	30.00

28 M/H 93- 0% - 2026 Heated Area: 540 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	528,323
TOTAL MARKET OB/XF VALUE	122,941
TOTAL LAND VALUE - MARKET	999,948
TOTAL MARKET VALUE	1,651,212
SOH/AGL Deduction	0
ASSESSED VALUE	1,651,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,651,212
TOTAL JUST VALUE	1,651,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,295,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2838/161	12/22/2025	WD	Q	I	01	1,980,000
GRANTOR: TEAKWOOD LOTS LLC						
GRANTEE: TEAKWOOD MHP LLC						
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						

8652 JAKE CARLTON RD, YULEE

BLD DATE	02/13/2025 KWA	LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S12 E45 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/13/2025 BY KW Total Acres: 5.24 Total Land Value: 999,948 Market: 0 Agricultural: 0 Common: 999,948 PRINTED 07/09/2026 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

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PO BOX 249
ENGLEWOOD, NJ 07631

2026

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03

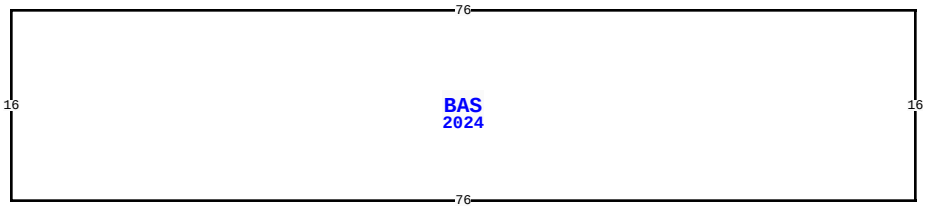
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2024	1,216	62,709
TOTALS	1,216			1,216	62,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	114.6000	103.14	125,418	2004	2004	0	0	0	50.00	50.00

31 M/H 94+ 0% - 2026 Heated Area: 1216 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	528,323
TOTAL MARKET OB/XF VALUE	122,941
TOTAL LAND VALUE - MARKET	999,948
TOTAL MARKET VALUE	1,651,212
SOH/AGL Deduction	0
ASSESSED VALUE	1,651,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,651,212
TOTAL JUST VALUE	1,651,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,295,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2838/161	12/22/2025	WD	Q	I	01	1,980,000
GRANTOR: TEAKWOOD LOTS LLC						
GRANTEE: TEAKWOOD MHP LLC						
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						

8652 JAKE CARLTON RD, YULEE

BLD DATE	02/13/2025 KWA	LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	

BUILDING NOTES

EXTRA FEATURES

LN	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

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E76 S16 W76 N16 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/13/2025 BY KW Total Acres: 5.24 Total Land Value: 999,948 Market: 0 Agricultural: 0 Common: 999,948 PRINTED 07/09/2026 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD MHP LLC
PO BOX 249
ENGLEWOOD, NJ 07631

2026

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03

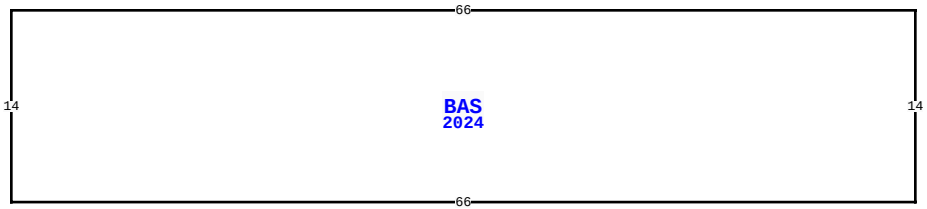
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2024	924	28,590
TOTALS	924			924	28,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	114.6000	103.14	95,301	1996	1996	0	0	0	70.00	30.00

36 M/H 94+ 0% - 2026 Heated Area: 924 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	02/13/2025	KWA	LGL DATE	
XF DATE			LAND DATE	05/11/2026 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	528,323
TOTAL MARKET OB/XF VALUE	122,941
TOTAL LAND VALUE - MARKET	999,948
TOTAL MARKET VALUE	1,651,212
SOH/AGL Deduction	0
ASSESSED VALUE	1,651,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,651,212
TOTAL JUST VALUE	1,651,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,295,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2838/161	12/22/2025	WD	Q	I	01	1,980,000
GRANTOR: TEAKWOOD LOTS LLC						
GRANTEE: TEAKWOOD MHP LLC						
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E66 S14 W66 N14 $
.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/13/2025 BY KW Total Acres: 5.24 Total Land Value: 999,948 Market: 0 Agricultural: 0 Common: 999,948 PRINTED 07/09/2026 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD MHP LLC
PO BOX 249
ENGLEWOOD, NJ 07631

2026

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03

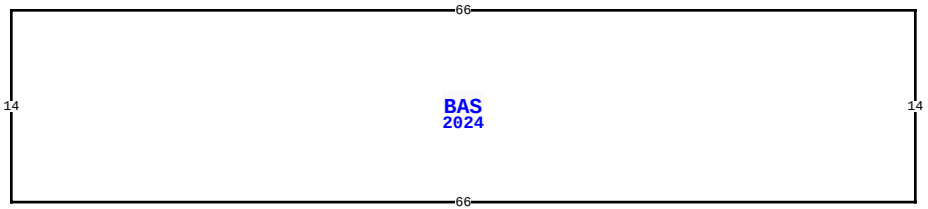
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2024	924	38,120
TOTALS	924			924	38,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	114.6000	103.14	95,301	1999	1999	0	0	0	60.00	40.00

37 M/H 94+ 0% - 2026 Heated Area: 924 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	528,323
TOTAL MARKET OB/XF VALUE	122,941
TOTAL LAND VALUE - MARKET	999,948
TOTAL MARKET VALUE	1,651,212
SOH/AGL Deduction	0
ASSESSED VALUE	1,651,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,651,212
TOTAL JUST VALUE	1,651,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,295,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2838/161	12/22/2025	WD	Q	I	01	1,980,000
GRANTOR: TEAKWOOD LOTS LLC						
GRANTEE: TEAKWOOD MHP LLC						
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						

8652 JAKE CARLTON RD, YULEE

BLD DATE	02/13/2025 KWA	LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E66 S14 W66 N14 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/13/2025 BY KW Total Acres: 5.24 Total Land Value: 999,948 Market: 0 Agricultural: 0 Common: 999,948 PRINTED 07/09/2026 BY SYS

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& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

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ENGLEWOOD, NJ 07631

2026

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

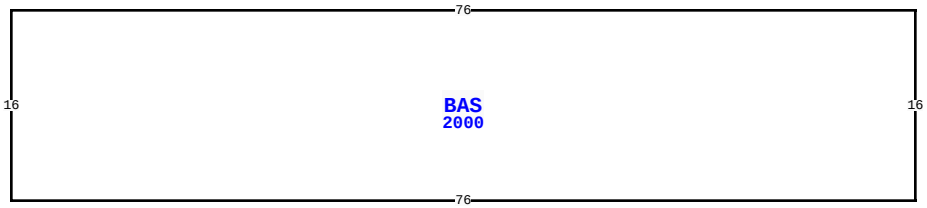
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2000	1,216	32,175
TOTALS	1,216			1,216	32,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	98.0000	88.20	107,251	1995	1995	0	0	0	70.00	30.00

38 M/H 94+ 0% - 2026 Heated Area: 1216 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	02/13/2025 KWA	LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	528,323
TOTAL MARKET OB/XF VALUE	122,941
TOTAL LAND VALUE - MARKET	999,948
TOTAL MARKET VALUE	1,651,212
SOH/AGL Deduction	0
ASSESSED VALUE	1,651,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,651,212
TOTAL JUST VALUE	1,651,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,295,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2838/161	12/22/2025	WD	Q	I	01	1,980,000
GRANTOR: TEAKWOOD LOTS LLC						
GRANTEE: TEAKWOOD MHP LLC						
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 S16 E76 N16$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/13/2025 BY KW Total Acres: 5.24 Total Land Value: 999,948 Market: 0 Agricultural: 0 Common: 999,948 PRINTED 07/09/2026 BY SYS

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& WEST 300 FT OF LOT 2,LOT 3,
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TEAKWOOD MHP LLC
PO BOX 249
ENGLEWOOD, NJ 07631

2026

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT

MAP NUM | MKT AREA 04

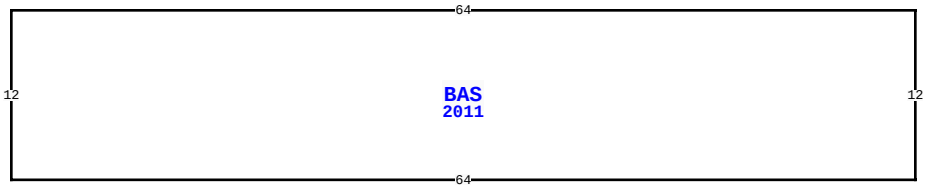
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	2011	768	17,273
TOTALS	768			768	17,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	768	88.2000	74.97	57,577	1973	1973	0	0	0	70.00	30.00

40 M/H 93- 0% - 2026 Heated Area: 768 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	02/13/2025 KWA	LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
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NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	528,323
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SOH/AGL Deduction	0
ASSESSED VALUE	1,651,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,651,212
TOTAL JUST VALUE	1,651,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,295,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2838/161	12/22/2025	WD	Q	I	01	1,980,000
GRANTOR: TEAKWOOD LOTS LLC						
GRANTEE: TEAKWOOD MHP LLC						
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W64 S12 E64 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/13/2025 BY KW Total Acres: 5.24 Total Land Value: 999,948 Market: 0 Agricultural: 0 Common: 999,948 PRINTED 07/09/2026 BY SYS