

MH LAND LEASE LLC
600 PACKARD COURT
SAFETY HARBOR, FL 34695

42-2N-27-4607-0005-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		30	VINYL 100		1709	04	1,834		87.3180	74.88	137,330	2000	2000	0	0	0	58.00	42.00	VALUATION BY																				
Roof Structur		04	WOOD TRUSS 100		1 MH OFFICE 0% - 0													Heated Area: 1834 HX Base Yr																					
Roof Cover		03	COMP SHNGL 100		2.9 66 25 68 27 BAS 2000															Tax Group: 4										Tax Dist:									
Interior Wall		05	DRYWALL 100																	BUILDING MARKET VALUE										57,679									
Interior Floo		14	CARPET 70																	TOTAL MARKET OB/XF VALUE										32,192									
Interior Floo		08	SHT VINYL 30																	TOTAL LAND VALUE - MARKET										480,173									
Ceiling		01	FIN.SUSPD 100																	TOTAL MARKET VALUE										570,044									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										299,084									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE										270,960									
Fixtures		4	100																	TOTAL EXEMPTION VALUE										0									
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE										270,960									
Story Height			8 100																	TOTAL JUST VALUE										570,044									
RMS			9 100		NCON VALUE										0																								
Stories		1.	1. 100		INCOME VALUE																																		
Units			0 100		PREVIOUS YEAR MKT VALUE										542,262																								
Occupancy		00	NONE 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		2700	VEH SALE/REPAIR																																				
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	1,834	100	2000	1,834	57,679																																		
TOTALS		1,834			1,834	57,679																																	
EXTRA FEATURES					850712 US HWY 17, YULEE															BLD DATE					LGL DATE					05/11/2026 DC									
																				XF DATE					LAND DATE														
																				INC DATE					AG DATE														
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	1242	WD DECK A	0	0	0	898.00	SF	10.00	10.00	100	2000	2000	3	20	1,796																								
2	0803	ASPHALT C	0	0	0	8,962.00	SF	2.00	2.00	100	2000	2000	3	50	8,962																								
3	0812	CONCRETE C	0	0	0	6,471.00	SF	4.00	4.00	100	2000	2000	3	75	19,413																								
4	0464	FNC GT 10'	0	0	0	4.00	UT	350.00	350.00	100	2000	2000	3	45	630																								
5	0424	CL FNC 6'	0	0	0	136.00	LF	15.00	15.00	100	2000	2000	3	45	918																								
6	0402	CONC BUMPE	0	0	0	4.00	UT	25.00	25.00	100	2000	2000	3	81	81																								
7	0446	BOX FNC 6'	0	0	0	56.00	LF	20.00	20.00	100	2010	2010	3	35	392																								