LOT 1
EZELL ACRES PB 5/326

LSG HOMES LLC
1204 COUNTRY CLUB DRIVE
WAKE FOREST, NC 27587

**2026**

**51-3N-27-0497-0001-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

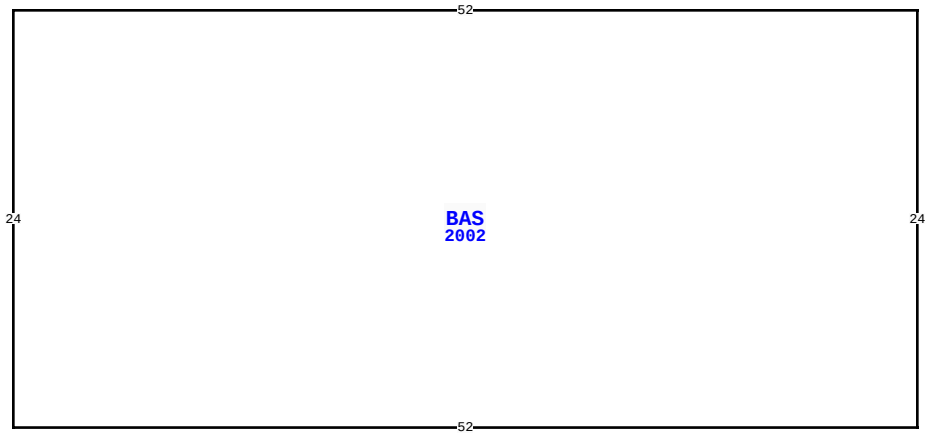
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 4053.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,248 | 100 | 2002 | 1,248 | 47,201 |
| TOTALS | 1,248 | | | 1,248 | 47,200 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,248 | 148.3200 | 126.07 | 157,335 | 1992 | 1992 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- 0% - 2024 Heated Area: 1248 HX Base Yr




### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 47,200 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 84,915 |
| TOTAL MARKET VALUE | 132,115 |
| SOH/AGL Deduction | 17,706 |
| ASSESSED VALUE | 114,409 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 114,409 |
| TOTAL JUST VALUE | 132,115 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 124,624 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH3490 | MH MOVE-ON | 0 | 05/01/2001 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2632/1172 | 4/19/2023 | QC | U | I | 11 | 100 |
| GRANTOR: PROVISION INVESTMENTS | | | | | | |
| GRANTEE: LSG HOMES LLC | | | | | | |
| 1873/1599 | 8/19/2013 | CT | U | I | 18 | 4,600 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: PROVISION INVESTMEN | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | |

86231 PAGES DAIRY RD, YULEE

### 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 NOTES

### BUILDING DIMENSIONS

BAS=[YR=2002] W52 S24 E52 N24$ .

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 0 | | OR | 0.00 | 0.00 | 1.11 | AC | | 1.00 | 1.00 | 0.85 | 90,000.00 | 76,500.00 | 84,915 | | | | | | | |

REVIEW DATE 02/13/2025 BY KWA Total Acres: 1.11 Total Land Value: 84,915 Market: 0 Agricultural: 0 Common: 84,915 PRINTED 07/09/2026 BY SYS