

**MIDWAY FERNANDINA MHP LLC/
1800 NEWPORT HILLS DRIVE E
NEWPORT BEACH, CA 92660**

00-00-30-044B-0093-0010

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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								8												
Exterior Wall	01	MOD METAL 100								0820	02	510	79.0000	51.35	26,188	1965	1999	0	0		0	54.00	46.00	VALUATION BY								STANDARD											
Roof Structur	01	FLAT 100								7 M/H 93- - 0% - 0										Heated Area: 510										HX Base Yr													
Roof Cover	01	MINIMUM 100								BAS 1995																		Tax Group: 8								Tax Dist:							
Interior Wall	04	PLYWOOD 100																										BUILDING MARKET VALUE								177,570							
Interior Floo	02	MIN PLYWD 100																										TOTAL MARKET OB/XF VALUE								30,256							
Air Condition	02	WINDOW 100																										TOTAL LAND VALUE - MARKET								516,000							
Heating Type	03	FORCED AIR 100																										TOTAL MARKET VALUE								723,826							
Bedrooms		2 100																										SOH/AGL Deduction								100,574							
Bathrooms		1 100																										ASSESSED VALUE								623,252							
Frame	02	WOOD FRAME 100																										TOTAL EXEMPTION VALUE								0							
Stories	0	0 100								BASE TAXABLE VALUE								623,252																									
Units		0 100								TOTAL JUST VALUE								723,826																									
										NCON VALUE								0																									
										INCOME VALUE																																	
										PREVIOUS YEAR MKT VALUE								566,593																									

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