



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	0820	02	1,657	122.0000	79.30	131,400	1968	1995	0	0	0	65.00	35.00	VALUATION BY STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 0													Heated Area: 1655										HX Base Yr									
Roof Cover	12	MODULAR MT 100														Tax Group: 4										Tax Dist:									
Interior Wall	04	PLYWOOD 50														BUILDING MARKET VALUE										45,990									
Interior Wall	05	DRYWALL 50														TOTAL MARKET OB/XF VALUE										23,629									
Interior Floo	14	CARPET 100														TOTAL LAND VALUE - MARKET										87,200									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										156,819									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										97,630									
Bedrooms	3	100														ASSESSED VALUE										59,189									
Bathrooms	1	100														TOTAL EXEMPTION VALUE										HX HB 34,189									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE										25,000									
Stories	1.	1. 100														TOTAL JUST VALUE										156,819									
Units	0	100	NCON VALUE										0																						
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE										114,692												
Quality		03	Quality Level 03																																
DOR CODE		0200 MOBILE HOME																																	
MAP NUM												MKT AREA		04																					
NEIGHBORHOOD/LOC		4025.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,536	100	1,536	42,632																															
FEP	140	85	119	3,303																															
FOP	8	30	2	56																															
TOTALS		1,684		1,657		45,990																													
EXTRA FEATURES					96140 NORTH PRINCE DR, YULEE										BLD DATE										LGL DATE										
															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	0810	CONCRETE A	0 100	23 3	69.00	SF	6.50	6.50	100	1970	1970	3	22	99																					
2	0812	CONCRETE C	0 100	0 0	1,738.00	SF	4.00	4.00	100	1990	1990	3	62	4,310																					
6	0510	GARAGE WD-	0 100	22 26	572.00	SF	35.00	35.00	100	1990	1990	3	20	4,004																					
7	1242	WD DECK A	0 100	10 10	100.00	SF	10.00	10.00	100	1992	1992	3	20	200																					
8	0752	USP	0 100	0 0	950.00	SF	7.50	7.50	100	2008	2008	3	56	3,990																					
9	0510	GARAGE WD-	0 100	16 16	256.00	SF	35.00	35.00	100	2008	2008	3	56	5,018																					
10	0351	CARPORT MT	0 100	25 16	400.00	SF	10.00	10.00	100	1995	1995	3	20	800																					
11	0510	GARAGE WD-	0 100	31 20	620.00	SF	35.00	35.00	100	1995	1995	3	24	5,208																					
TOTAL OB/XF																23,629																			
LAND DESCRIPTION																																			
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000116	C	SFR MARSH	100	0005	RM	0.00	0.00	1.09	AC		1.00	1.00	1.00	80,000.00	80,000.00	87,200																		
REVIEW DATE 07/07/2020 BY KWA Total Acres: 1.09 Total Land Value: 87,200 Market: 0 Agricultural: 0 Common: 87,200 PRINTED 08/02/2023 BY SYS																																			