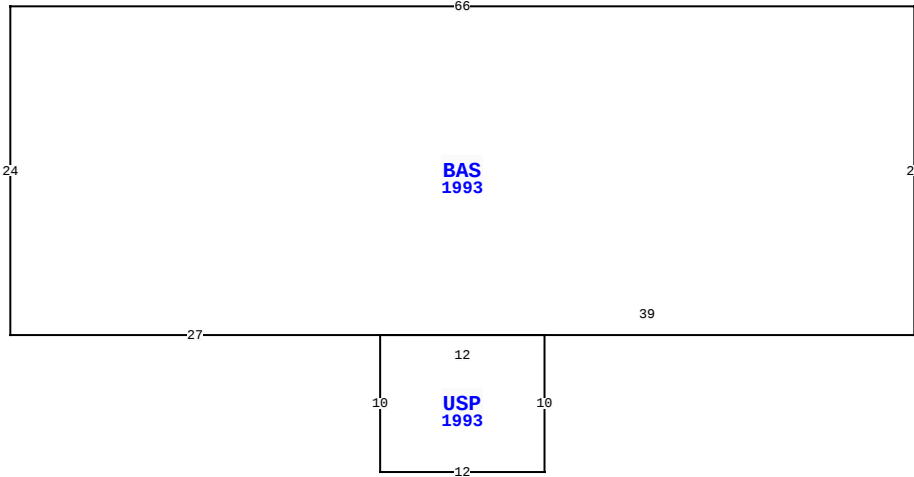




BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY											
Exterior Wall	01	MINIMUM 100	0820	02	1,644	49.5000	32.18	52,904	1974	1974	0	0	25	70.00	20.00	VALUATION BY					STANDARD						
Roof Structure	03	GABLE/HIP 100	1 M/H 93- - 0% - 0													Tax Group: 4					Tax Dist:						
Roof Cover	12	MODULAR MT 100	Heated Area: 1584													BUILDING MARKET VALUE					16,694						
Interior Wall	04	PLYWOOD 100	HX Base Yr													TOTAL MARKET OB/XF VALUE					7,238						
Interior Floor	14	CARPET 100														TOTAL LAND VALUE - MARKET					44,730						
Air Condition	01	NONE 100														TOTAL MARKET VALUE					68,662						
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction					8,551						
Bedrooms	0	100														ASSESSED VALUE					60,111						
Bathrooms	2	100														TOTAL EXEMPTION VALUE					0						
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE					60,111						
Stories	1.	1. 100														TOTAL JUST VALUE					68,662						
Units	0	100														NCON VALUE					7,238						
BUD8 Adjustme	04	DIST 01 100														INCOME VALUE											
																PREVIOUS YEAR MKT VALUE					49,610						

PATTERSON PHILLIP W
26528 WILLIE HODGES ROAD
HILLIARD, FL 32046

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