



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	PAGE 1 of 1													
Exterior Wall	05	AVERAGE 100	0800	02	1,635	121.0000	84.70	138,484	1994	1994	0	0	0	70.00	30.00														
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ - 0% - 2023										Heated Area: 1377					HX Base Yr											
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	08	SHT VINYL 50																											
Interior Floor	13	LVT/LAMNT 50																											
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	03	Quality Level 03																											
DOR CODE	0200	MOBILE HOME																											
MAP NUM		MKT AREA	04																										
NEIGHBORHOOD/LOC	4053.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,377	100	1,377	34,990																									
USP	432	50	216	5,489																									
USP	84	50	42	1,067																									
TOTALS	1,893		1,635	41,545																									
EXTRA FEATURES					86012 LOFTON CT, YULEE										BLD DATE XF DATE INC DATE LGL DATE LAND 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	12	16		192.00	SF	10.00		10.00	100	1997	1997	3	20	384											
3	1242	WD DECK A	0	0	18	3		54.00	SF	10.00		10.00	100	1997	1997	3	20	108											
4	0510	GARAGE WD-	0	0	24	22		528.00	SF	35.00		35.00	100	1999	1999	3	28	5,174											
5	1242	WD DECK A	0	0	10	10		100.00	SF	10.00		10.00	100	2008	2008	3	40	400											