



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	30	VINYL 100	0800	02	1,552	139.2000	97.44	151,227	2017	2017	0	0	7.00	93.00	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 100% - 2019													Heated Area: 1456									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019									
Interior Wall	05	DRYWALL 100																							
Interior Floo	08	SHT VINYL 50																							
Interior Floo	14	CARPET 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			05	Quality Level 05																					
DOR CODE			0200	MOBILE HOME																					
MAP NUM				MKT AREA			04																		
NEIGHBORHOOD/LOC			4031.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,456	100	1,456	131,942																					
FOP	320	30	96	8,699																					
TOTALS			1,776	1,552	140,641																				
EXTRA FEATURES			96311 BLACKROCK RD, YULEE																						
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									
2	0810	CONCRETE A	0 100	40	13	520.00	SF	6.50	6.50	100	2017	2017	3	97	3,279										
3	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	2017	2017	3	82	525										
4	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	2017	2017	3	82	525										
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	000102	C	SFR/MH	100		RMH	125.00	197.00	0.56	AC		1.00	1.00	1.50	80,000.00	120,000.00	67,200								
REVIEW DATE 03/22/2022 BY KWA Total Acres: 0.56 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 08/02/2023 BY SYS																									