

WEINAUG WOODLANDS INC
P.O. BOX 76071
ATLANTA, GA 30358

39-3N-23-2080-0007-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4			
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		0800	02	1,064	133.9800	93.79	99,793	1994	1999	0	0	0	54.00	46.00	VALUATION BY					STANDARD														
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 0% - 0													Heated Area: 1064					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		12	MODULAR MT 100		14 76 14 76 BAS 2007													BUILDING MARKET VALUE					45,905														
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					338														
Interior Floo		14	CARPET 70															TOTAL LAND VALUE - MARKET					366,000														
Interior Floo		08	SHT VINYL 30															TOTAL MARKET VALUE					84,908														
Air Condition		03	CENTRAL 100															SOH/AGL Deduction					22,754														
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE					62,154																											
Bedrooms			2 100		TOTAL EXEMPTION VALUE					0																											
Bathrooms			2 100		BASE TAXABLE VALUE					62,154																											
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE					412,243																											
Stories		1.	1. 100		NCON VALUE					0																											
Units			0 100		INCOME VALUE																																
					PREVIOUS YEAR MKT VALUE					64,699																											
Quality		04	Quality Level 04																																		
DOR CODE		5000	IMPROVED AG																																		
MAP NUM			MKT AREA		09																																
NEIGHBORHOOD/LOC		9001.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,064	100	1,064	45,905																																	
TOTALS					1,064		1,064		45,905																BLD DATE	03/05/2008	JH	LGL DATE									
EXTRA FEATURES					170288 BAY RD, HILLIARD										XF DATE		03/05/2008		JH	LAND DATE																	
															INC DATE				JH	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	0940	SHEDS/PORT	0	0	16	8		128.00	SF	13.20		13.20	100	1995	1995	3	20	33																			