

COLEMAN LARRY J & JACQUELINE L
96044 BAKER DRIVE
YULEE, FL 32097

2023



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	AP	NORM	% COND	VALUATION SUMMARY													
Exterior Wall		26	AL SIDING 100		0820	02	720	63.7000	41.40	29,808	1972	1972	0	0	10	70.00	20.00														
Roof Structure		01	FLAT 100		1 M/H 93- - 0% - 0													Heated Area: 720					HX Base Yr								
Roof Cover		01	MINIMUM 100																												
Interior Wall		04	PLYWOOD 100																												
Interior Floor		08	SHT VINYL 100																												
Air Condition		01	NONE 100																												
Heating Type		03	FORCED AIR 100																												
Bedrooms			2 100																												
Bathrooms			1 100																												
Frame		02	WOOD FRAME 100																												
Stories		1.	1. 100																												
Units			0 100																												
Quality		02	Quality Level 02																												
DOR CODE		0200	MOBILE HOME																												
MAP NUM			MKT AREA															04													
NEIGHBORHOOD/LOC			4012.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	720	100	720	5,962																											