

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																							
Exterior Wall	25	MOD METAL 100	0820	02	684	84.0000	54.60	37,346	1968	1968	0	0	0	70.00	30.00	VALUATION BY		STANDARD																					
Roof Structur	01	FLAT 100	1 M/H 93- - 0% - 2023										Heated Area: 684					HX Base Yr					Tax Group: 4		Tax Dist:														
Roof Cover	01	MINIMUM 100	12 BAS1993 57														BUILDING MARKET VALUE		11,204																				
Interior Wall	04	PLYWOOD 100															TOTAL MARKET OB/XF VALUE		0																				
Interior Floo	08	SHT VINYL 50															TOTAL LAND VALUE - MARKET		127,840																				
Interior Floo	14	CARPET 50															TOTAL MARKET VALUE		139,044																				
Air Condition	01	NONE 100															SOH/AGL Deduction		0																				
Heating Type	03	FORCED AIR 100															ASSESSED VALUE		139,044																				
Bedrooms		2 100															TOTAL EXEMPTION VALUE		0																				
Bathrooms		1 100															BASE TAXABLE VALUE		139,044																				
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE		139,044																				
Stories	1.	1. 100															NCON VALUE		0																				
Units		0 100															INCOME VALUE																						
BUD8 Adjustme	04	DIST 01 100															PREVIOUS YEAR MKT VALUE		96,163																				
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	684	100	684	11,204																																			
TOTALS			684		684	11,204																																	
EXTRA FEATURES										85093 ASTOR LN, 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																						
LAND DESCRIPTION										TOTAL OB/XF																				0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		0	0007	OR	0.00	0.00	1.88	AC		1.00	1.00	0.85	80,000.00	68,000.00	127,840																					