

MCCORMICK CHRISTOPHER W
85017 WAYNE'S PLACE
YULEE, FL 32097

42-2N-27-4600-0006-0040



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	AP	NORM	% COND	VALUATION SUMMARY					PAGE 1 of 1	4								
Exterior Wall		25	MOD METAL 100		0820	02	2,500	68.7400	44.68	111,700	1970	1970		0	0	20	70.00	20.00	VALUATION BY					STANDARD								
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 0% - 0													Heated Area: 1726					HX Base Yr									
Roof Cover		01	MINIMUM 100																				BUILDING MARKET VALUE					22,340				
Interior Wall		04	PLYWOOD 100																				TOTAL MARKET OB/XF VALUE					826				
Interior Floo		14	CARPET 80																				TOTAL LAND VALUE - MARKET					50,000				
Interior Floo		08	SHT VINYL 20																				TOTAL MARKET VALUE					73,166				
Air Condition		03	CENTRAL 100																				SOH/AGL Deduction					34,965				
Heating Type		04	AIR DUCTED 100																				ASSESSED VALUE					38,201				
Bedrooms			4 100																				TOTAL EXEMPTION VALUE					0				
Bathrooms			3 100																				BASE TAXABLE VALUE					38,201				
Frame		02	WOOD FRAME 100																				TOTAL JUST VALUE					73,166				
Stories			1. 100																				NCON VALUE					0				
Units			0 100		INCOME VALUE																											
					PREVIOUS YEAR MKT VALUE					56,876																						
Quality		02	Quality Level 02																													
DOR CODE		0200	MOBILE HOME																													
MAP NUM			MKT AREA				04																									
NEIGHBORHOOD/LOC		4052.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,542	100	1,542	13,779																												
FEP	216	85	184	1,644																												
UGR	1,560	45	702	6,273																												
UOP	180	25	45	402																												
UOP	108	25	27	241																												
TOTALS					3,606		2,500		22,340																							
EXTRA FEATURES					85040 WAYNES PL, 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																
1	0810	CONCRETE A	0	0	121	3		363.00	SF	6.50					6.50	100	1980	1980	3	35	826											