

BLOCK 4 LOT 31
IN OR 1593/1947
YULEE WOODS #2

COFFEY EVA
85227 THERESA ROAD
YULEE, FL 32097

2023

42-2N-27-4612-0004-0310

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		25		MOD METAL 100		0820		02		834		104.8000		68.12		56,812		1987		2000		0		0		0 52.00		48.00		VALUATION BY					STANDARD				
Roof Structure		03		GABLE/HIP 100		1		M/H 93-		-		100%		-		2009		Heated Area: 784								HX Base Yr 2009		Tax Group: 4					Tax Dist:						
Roof Cover		12		MODULAR MT 100																								BUILDING MARKET VALUE					27,270						
Interior Wall		05		DRYWALL 100																								TOTAL MARKET OB/XF VALUE					4,432						
Interior Floor		14		CARPET 70																								TOTAL LAND VALUE - MARKET					80,000						
Interior Floor		08		SHT VINYL 30																								TOTAL MARKET VALUE					111,702						
Air Condition		03		CENTRAL 100																								SOH/AGL Deduction					69,195						
Heating Type		04		AIR DUCTED 100																								ASSESSED VALUE					42,507						
Bedrooms				2 100																								TOTAL EXEMPTION VALUE					HX HB 25,000						
Bathrooms				2 100																								BASE TAXABLE VALUE					17,507						
Frame		02		WOOD FRAME 100																								TOTAL JUST VALUE					111,702						
Stories		1.		1. 100																								NCON VALUE					0						
Units		0		100																								INCOME VALUE											
BUD8 Adjustme		04		DIST 01 100																								PREVIOUS YEAR MKT VALUE					82,996						
Quality		03		Quality Level 03																																			
DOR CODE		0200		MOBILE HOME																																			
MAP NUM				MKT AREA																													04						
NEIGHBORHOOD/LOC		4048.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		784		100		784		25,635																															
UOP		72		25		18		588																															
UOP		128		25		32		1,046																															
TOTALS		984		834		27,270																																	
EXTRA FEATURES																																							
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		1242		WD DECK A		0 100		5 7		35.00		SF		10.00		10.00		100		1987		1987		3		20		70											
2		0812		CONCRETE C		0 100		0 0		1,104.00		SF		4.00		4.00		100		1990		1990		3		62		2,738											
3		0681		POLE SHED		0 100		20 18		360.00		SF		10.05		10.05		100		1990		1990		3		20		724											
4		0681		POLE SHED		0 100		30 10		300.00		SF		15.00		15.00		100		1990		1990		3		20		900											