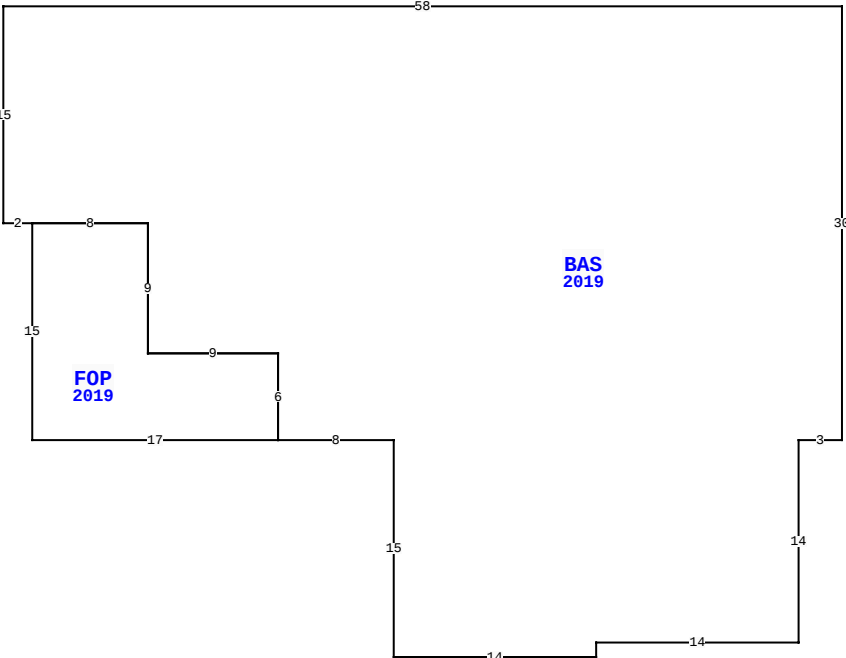


BOWERS ANNETTE
85453 DUANE ROAD
YULEE, FL 32097

42-2N-27-4613-0001-0080

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
Exterior Wall	05	AVERAGE 100								0800	02	1,994	126.2800	88.40	176,270	2019	2019	0	0	0	3.00	97.00																	
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2018										Heated Area: 1942										HX Base Yr 2018									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	08	SHT VINYL 80																																					
Interior Floo	14	CARPET 20																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
Quality		04	Quality Level 04																																				
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	1,942	100	1,942	166,523																																			
FOP	174	30	52	4,459																																			
TOTALS		2,116	1,994	170,982																																			
EXTRA FEATURES										85453 DUANE RD, 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																							
2	0940	SHEDS/PORT	0 100	20	12	240.00	SF	30.00	30.00	100	1991	1991	3	20	1,440																								
3	0680	POLE SHED	0 100	20	8	160.00	SF	10.00	10.00	100	1993	1993	3	20	320																								
5	0351	CARPORT MT	0 100	20	18	360.00	SF	8.50	8.50	100	2002	2002	3	21	643																								
6	0351	CARPORT MT	0 100	26	36	936.00	SF	8.50	8.50	100	2002	2002	3	21	1,671																								
7	0810	CONCRETE A	0 100	16	8	128.00	SF	6.50	6.50	100	2002	2002	3	83	691																								
LAND DESCRIPTION																	TOTAL OB/XF 4,765																						
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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																						
REVIEW DATE 06/09/2020 BY NWX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																							