



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		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	05	AVERAGE 100		0820	02	1,344	117.2000	76.18	102,386	1987	1987	0	0	0	70.00	30.00	VALUATION BY					STANDARD											
Roof Structure	03	GABLE/HIP 100		1 M/H 93- - 100% - 1999										Heated Area: 1344					HX Base Yr 1999					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100		28 48 48 28 BAS 1998										BUILDING MARKET VALUE					30,716														
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					26,414														
Interior Floor	14	CARPET 80												TOTAL LAND VALUE - MARKET					80,000														
Interior Floor	08	SHT VINYL 20												TOTAL MARKET VALUE					137,130														
Air Condition	03	CENTRAL 100												SOH/AGL Deduction					83,231														
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE					53,899														
Bedrooms		3 100												TOTAL EXEMPTION VALUE					HX HB					28,899									
Bathrooms		2 100												BASE TAXABLE VALUE					25,000														
Frame	02	WOOD FRAME 100												TOTAL JUST VALUE					137,130														
Stories	1.	1. 100												NCON VALUE					600														
Units		0 100												INCOME VALUE																			
Quality		03	Quality Level 03		PREVIOUS YEAR MKT VALUE					94,319																							
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	1,344	100	1,344	30,716																													
TOTALS		1,344		1,344	30,716																												
EXTRA FEATURES					85103 ROSE MARIE RD, YULEE										BLD DATE					LGL DATE													
															XF DATE					LAND DATE													
															INC 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																	
1	1242	WD DECK A	0 100	12	20	240.00	SF	10.00	10.00	100	1997	1997	3	20	480																		
2	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	30.00	100	1997	1997	3	20	1,200																		
3	0754	FOP	0 100	10	20	200.00	SF	15.00	15.00	100	1997	1997	3	20	600																		
4	0681	POLE SHED	0 100	12	14	168.00	SF	15.00	15.00	100	1992	1992	3	20	504																		
5	0810	CONCRETE A	0 100	0	0	80.00	SF	6.50	6.50	100	1996	1996	3	73	380																		
6	0810	CONCRETE A	0 100	27	20	540.00	SF	6.50	6.50	100	1999	1999	3	79	2,773																		
7	0511	GARAGE CB-	0 100	24	27	648.00	SF	40.00	40.00	100	1999	1999	3	79	20,477																		