



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	0800	02	1,296	117.6000	82.32	106,687	1995	1995	0	0	0	65.00	35.00	VALUATION BY STANDARD														
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2021										Heated Area: 1296					HX Base Yr 2021					Tax Group: 4 Tax Dist:							
Roof Cover	03	COMP SHNGL 100	27 48 27 48 BAS 1995										BUILDING MARKET VALUE					37,340												
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					8,794												
Interior Floor	14	CARPET 90											TOTAL LAND VALUE - MARKET					80,000												
Interior Floor	08	SHT VINYL 10											TOTAL MARKET VALUE					126,134												
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					31,016												
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					95,118												
Bedrooms		3 100											TOTAL EXEMPTION VALUE					50,000												
Bathrooms		2 100											BASE TAXABLE VALUE					45,118												
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE					126,134												
Stories	1.	1. 100											NCON VALUE					0												
Units		0 100	INCOME VALUE																											
Quality		03	Quality Level 03													PREVIOUS YEAR MKT VALUE					93,058									
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	1,296	100	1,296	37,340																										
TOTALS		1,296		1,296	37,340																									
EXTRA FEATURES					85425 BROOKE ST, 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765															
2	1242	WD DECK A	0 100	12	16	192.00	SF	10.00	10.00	100	1998	1998	3	20	384															
3	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00	100	1999	1999	3	28	5,645															