

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	DP	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	05	AVERAGE 100					0800	02	1,064	116.2000	81.34	86,546	1998	1998	0	0	15	56.00	29.00	VALUATION BY		STANDARD								
RooF Structur	03	GABLE/HIP 100					1 M/H 94+ - 100% - 2021										Heated Area: 1064 HX Base Yr 2021													
RooF Cover	03	COMP SHNGL 100					76 14 BAS 1999 14 76														Tax Group: 4		Tax Dist:							
Interior Wall	05	DRYWALL 100																			BUILDING MARKET VALUE		25,098							
Interior Floo	14	CARPET 80																			TOTAL MARKET OB/XF VALUE		2,401							
Interior Floo	08	SHT VINYL 20																			TOTAL LAND VALUE - MARKET		80,000							
Air Condition	03	CENTRAL 100																			TOTAL MARKET VALUE		107,499							
Heating Type	04	AIR DUCTED 100					SOH/AGL Deduction		25,894								HX HB													
Bedrooms		2 100					ASSESSED VALUE		81,605																					
Bathrooms		2 100					TOTAL EXEMPTION VALUE		50,000																					
Frame	02	WOOD FRAME 100					BASE TAXABLE VALUE		31,605																					
Stories Units	1.	1. 100 0 100					TOTAL JUST VALUE		107,499																					
							NCON VALUE		0																					
							INCOME VALUE																							
							PREVIOUS YEAR MKT VALUE		80,609																					
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	1,064	100	1,064	25,098																										
TOTALS		1,064		1,064	25,098																									
EXTRA FEATURES				85175 BROOKE ST, 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	1242	WD DECK A	0 100	14	7	98.00 SF	10.00		10.00	100	1996	1996	3	20	196															
2	0810	CONCRETE A	0 100	0	0	114.00 SF	6.50		6.50	100	1999	1999	3	79	585															
3	0754	FOP	0 100	8	10	80.00 SF	15.00		15.00	100	1998	1998	3	20	240															
4	0754	FOP	0 100	12	8	96.00 SF	15.00		15.00	100	1998	1998	3	20	288															
5	0350	CARPORT WD	0 100	20	20	400.00 SF	13.00		13.00	100	2002	2002	3	21	1,092															
LAND DESCRIPTION		TOTAL OB/XF 2,401																												
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	07/28/2017	BY	SBX	Total Acres:	0.00	Total Land Value:	80,000	Market:	0	Agricultural:	0	Common:	80,000	PRINTED 08/02/2023 BY SYS																