

MAY ROBERT J JR & CYNTHIA D
85531 DICK KING ROAD
YULEE, FL 32097

43-2N-27-4622-0007-0140

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	1,782	114.4000	80.08	142,703	1997	1997	0	0	0	58.00	42.00																											
Roof Structur		03	GABLE/HIP 100							1 M/H 94+ - 100% - 1998										Heated Area: 1782										HX Base Yr 1998																			
Roof Cover		03	COMP SHNGL 100							BAS 1997																																							
Interior Wall		05	DRYWALL 100																																														
Interior Floo		12	HARDWOOD 90																																														
Interior Floo		14	CARPET 10																																														
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		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	1,782	100	1,782		59,935																																												
TOTALS		1,782			1,782		59,935																																										
EXTRA FEATURES										85531 DICK KING 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	10	20	200.00		SF	30.00		30.00		100	1998	1998	3	20	1,200																														
3	0500	FP-PRE FAB		0 100	0	0	1.00		UT	3,500.00		3,500.00		100	1998	1998	3	83	2,905																														
4	1242	WD DECK A		0 100	19	16	304.00		SF	10.00		10.00		100	1998	1998	3	20	608																														
5	1242	WD DECK A		0 100	8	12	96.00		SF	10.00		10.00		100	1998	1998	3	20	192																														
LAND DESCRIPTION										TOTAL OB/XF										4,905																													
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																													