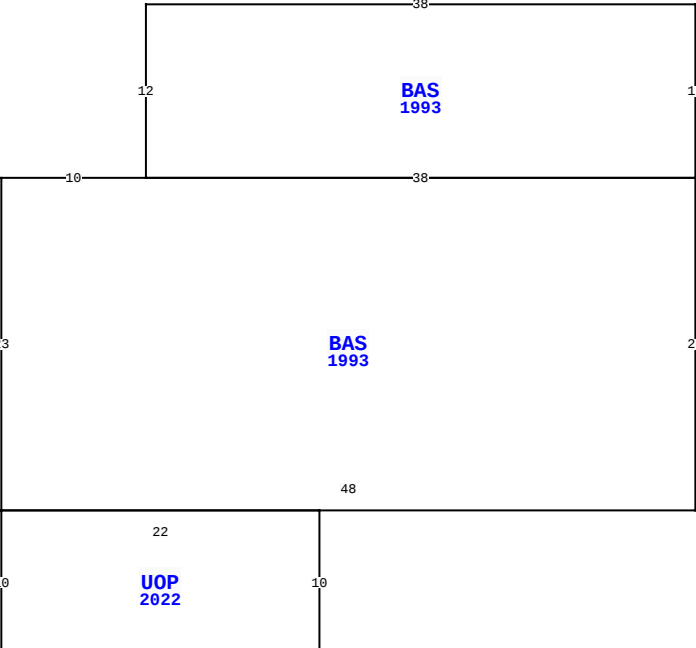




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		30	VINYL 100		0820	02	1,615	122.8000	79.82	128,909	1987	1992		0		0	70.00	30.00	STANDARD															
Roof Structure		03	GABLE/HIP 100		1 M/H 93- - 33% - 2023										Heated Area: 1560										HX Base Yr 2023									
Roof Cover		12	MODULAR MT 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floor		14	CARPET 70																															
Interior Floor		08	SHT VINYL 30																															
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																															
BUD8 Adjustme		04	DIST 01 100																															
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		456	100	456	10,919																													
BAS		1,104	100	1,104	26,436																													
UOP		220	25	55	1,317																													
TOTALS		1,780		1,615	38,673																													
EXTRA FEATURES					85556 HADDOCK 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	1243	WD DECK F	0	33	10	8		80.00	SF 8.00		8.00	100	1989	1989	3	20	128																	
3	0751	UOP	0	0	10	8		80.00	SF 10.00		10.00	100	1989	1989	3	20	160																	
4	0350	CARPORT WD	0	33	20	24		480.00	SF 13.00		13.00	100	1997	1997	3	20	1,248																	
5	0820	WOOD WALK	0	33	40	4		160.00	SF 11.75		11.75	100	1997	1997	3	40	752																	
LAND DESCRIPTION										TOTAL OB/XF										2,288														
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	33		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																	

BROOKS KRISTINA &/MARKHAM JAMES P ET AL
85556 HADDOCK ROAD
YULEE, FL 32097

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