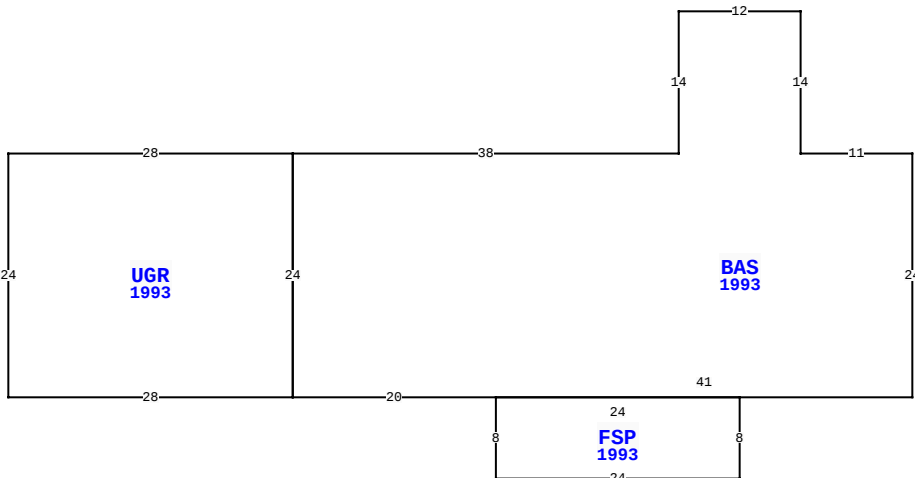


CONNERY CHRISTINE E
85029 HOLBROOK AVE
YULEE, FL 32097

43-2N-27-4647-0007-0010



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	2,049	118.0000	76.70	157,158	1974	1974	0	0	0	70.00	30.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 100% - 2007													Heated Area: 1632		HX Base Yr 2007									
Roof Cover		03	COMP SHNGL 100																										
Interior Wall		04	PLYWOOD 100																										
Interior Floo		14	CARPET 100																										
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	1,632	100	1,632	37,552																									
FSP	192	60	115	2,646																									
UGR	672	45	302	6,949																									
TOTALS		2,496	2,049	47,147																									
EXTRA FEATURES					85029 HOLBROOK AVE, 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	0	0	676.00	SF	10.00	10.00	100	1995	1995	3	20	1,352													
2	1076	TRELLIS A	0	100	26	8	208.00	SF	7.50	7.50	100	1995	1995	3	20	312													
3	0812	CONCRETE C	0	100	0	0	2,416.00	SF	4.00	4.00	100	1995	1995	3	72	6,958													
4	0866	POOL FIBER	0	100	0	0	336.00	SF	72.00	72.00	100	1999	1999	3	20	4,838													
5	0845	KOOL DECK	0	100	0	0	641.00	SF	7.25	7.25	100	1999	1999	3	79	3,671													
LAND DESCRIPTION										TOTAL OB/XF										17,131									
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		02/06/2023		BY	NWA	Total Acres: 0.00		Total Land Value: 80,000				Market: 0				Agricultural: 0				Common: 80,000				PRINTED 08/02/2023 BY SYS					