



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	UC	NORM	% COND	PAGE 1 of 1														
Exterior Wall	05	AVERAGE 100	0820	02	1,645	120.0000	78.00	128,310	1989	1989	0	0	10	70.00	20.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 0% - 0													Heated Area: 1518														
Roof Cover	12	MODULAR MT 100														HX Base Yr														
Interior Wall	04	PLYWOOD 100																												
Interior Floop	08	SHT VINYL 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																												
Quality			03	Quality Level 03																										
DOR CODE			0200 MOBILE HOME																											
MAP NUM																MKT AREA		04												
NEIGHBORHOOD/LOC			4053.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,518	100	1,518	23,681																										
UEP	96	70	67	1,045																										
UOP	240	25	60	936																										
TOTALS			1,854	1,645	25,662																									
EXTRA FEATURES			77026 CRANDALL 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														
1	0681	POLE SHED	0	0	10	20			15.00	100	1985	1985	3	20	600															
2	1242	WD DECK A	0	0	23	4			10.00	100	1996	1996	3	20	184															
3	0940	SHEDS/PORT	0	0	12	10			30.00	100	1996	1996	3	20	720															
4	0681	POLE SHED	0	0	12	4			15.00	100	1996	1996	3	25	180															
LAND DESCRIPTION																	TOTAL OB/XF 1,684													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000													
REVIEW DATE 02/09/2017 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																														