



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	PAGE 1 of 1											
Exterior Wall		30	VINYL 100		0800	02	2,344	151.8400	113.88	266,935	1999	1999	0	0	0	56.00	44.00	6											
Roof Structure		03	GABLE/HIP 100		2 M/H 94+ - 100% - 1986														Heated Area: 2118					HX Base Yr					
Roof Cover		03	COMP SHNGL 100																USP 2012										
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			4 100																										
Bathrooms			2 100																										
Frame		02	WOOD FRAME 100																										
Stories		1.	1. 100																										
Units			0 100																										
Quality		06	Quality Level 06																										
DOR CODE		0200	MOBILE HOME																										
MAP NUM			MKT AREA		08																								
NEIGHBORHOOD/LOC		8001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,118	100	2,118	106,127																									
UOP	510	25	128	6,414																									
USP	195	50	98	4,910																									
TOTALS		2,823		2,344	117,451																								
EXTRA FEATURES					11297 WATERLOO LN, BRYCEVILLE																								
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	0350	CARPORT WD	0 100	20	18	360.00	SF	13.00	13.00	100	1985	1985	3	20	936														
2	0803	ASPHALT C	0 100	0	0	1,200.00	SF	2.00	2.00	100	2001	2001	3	50	1,200														
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905														
4	1242	WD DECK A	0 100	0	0	672.00	SF	10.00	10.00	100	2012	2012	3	55	3,696														