

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		25	MOD METAL 100		0820	02	630	86.2000	60.34	38,014	1983	1983	0	0	0	70.00	30.00	STANDARD											
Roof Structure		03	GABLE/HIP 100		1 M/H 93- - 100% - 2015										Heated Area: 616					HX Base Yr 2015									
Roof Cover		01	MINIMUM 100		14 44 14 30 9 6 6 9 UOP 1993																								
Interior Wall		04	PLYWOOD 100																										
Interior Floor		14	CARPET 80																										
Interior Floor		08	SHT VINYL 20																										
Air Condition		01	NONE 100																										
Heating Type		02	CONVECTION 100																										
Bedrooms			2 100																										
Bathrooms			1 100																										
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		06																								
NEIGHBORHOOD/LOC		6001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	616	100	616	11,151																									
UOP	54	25	14	254																									
TOTALS		670	630	11,404																									
EXTRA FEATURES					27018 W SIXTH AVE, HILLIARD										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													
2	0810	CONCRETE A	0 100	19	9	171.00	SF	4.23	4.23	100	2000	2000	3	79	571														
3	0680	POLE SHED	0 100	9	19	171.00	SF	10.00	10.00	100	2013	2013	3	71	1,214														