

MNSF II W1 LLC
6836 MORRISON BLVD STE 320
CHARLOTTE, NC 28211

12-2N-26-1601-0125-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT		CD		16		WD FR STUC 100		0100		01		2,497		117.1296		111.27		277,841		2014		2014		0		0		4.50		95.50	
Exterior Wall		03		GABLE/HIP 100		1 SINGLE FAM - 0% - 0		Heated Area: 2217		HX Base Yr																					
Roof Structur		03		COMP SHNGL 100																											
Roof Cover		05		DRYWALL 100																											
Interior Wall		14		CARPET 60																											
Interior Floo		11		CLAY TILE 40																											
Air Condition		03		CENTRAL 100																											
Heating Type		04		AIR DUCTED 100																											
Bedrooms				5 100																											
Bathrooms				3 100																											
Frame		02		WOOD FRAME 100																											
Stories		1.		1. 100																											
Units		00		0 100																											
Occupancy		00		NONE 100																											
Quality		04		Quality Level 04																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA		05																									
NEIGHBORHOOD/LOC		5013.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		2,217		100		2,217		235,585																							
FGR		480		55		264		28,053																							
FOP		41		30		12		1,275																							
PTO		80		5		4		425																							
TOTALS		2,818				2,497		265,338																							
EXTRA FEATURES		83195 PURPLE MARTIN DR, YULEE																													
BLD DATE		XF DATE		INC DATE																											
LGL DATE		LAND 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		0810		CONCRETE A		0 0		0 0		875.00		SF		6.50		6.50		100		2014		2014		3		95		5,403			
2		0462		ST/AL FNC		0 0		0 0		576.00		SF		10.00		10.00		100		2014		2014		3		75		4,320			
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