



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	2,280	151.8400	113.88	259,646	2001	2001		0	0	0	52.00	48.00	VALUATION SUMMARY															
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2022										Heated Area: 2280					HX Base Yr 2022					STANDARD									
Roof Cover	03	COMP SHNGL 100	30 76 30 76 BAS 2010															Tax Group: 6					Tax Dist:					124,630				
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE					14,375									
Interior Floor	14	CARPET 70																TOTAL MARKET OB/XF VALUE					100,000									
Interior Floor	08	SHT VINYL 30																TOTAL LAND VALUE - MARKET					239,005									
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE					102,807									
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction					136,198									
Bedrooms		4 100																ASSESSED VALUE					50,000									
Bathrooms		2.5 100																TOTAL EXEMPTION VALUE					86,198									
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE					239,005									
Stories	0	0 100																NCON VALUE					0									
Units		0 100																INCOME VALUE					236,070									
Quality	06	Quality Level 06																														
DOR CODE	0200	MOBILE HOME																														
MAP NUM		MKT AREA																09														
NEIGHBORHOOD/LOC	9001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,280	100	2,280	124,630																												
TOTALS					2,280		2,280	124,630																								
EXTRA FEATURES					20050 CR 121, 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																
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975																	
2	0681	POLE SHED	0 100	40	20	800.00	SF	15.00	15.00	100	2012	2012	3	68	8,160																	
3	0681	POLE SHED	0 100	24	12	288.00	SF	15.00	15.00	100	2014	2014	3	75	3,240																	
</																																