



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	30	VINYL 100	0800	02	2,250	116.8000	87.60	197,100	2023	2023	0	0	0	1.00	99.00	STANDARD																
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2024										Heated Area: 2250					HX Base Yr 2023														
Roof Cover	03	COMP SHNGL 100	307530 BAS 2024																													
Interior Wall	05	DRYWALL 100																														
Interior Floor	13	LVT/LAMNT 60																														
Interior Floor	14	CARPET 40																														
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														09																
NEIGHBORHOOD/LOC			9001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,250	100	2,250	195,129																												
TOTALS					2,250		2,250	195,129																								
EXTRA FEATURES					11120 MULBERRY LANDING ANX, HILLIARD																											
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	0200	BARN WD 0-	0 100	40	32	1,280.00	SF	20.00	20.00	100	1982	1982	3	20	5,120																	
2	0200	BARN WD 0-	0 100	0	0	400.00	SF	20.00	20.00	100	2000	2000	3	28	2,240																	
3	0510	GARAGE WD-	0 100	0	0	900.00	SF	35.00	35.00	100	2000	2000	3	28	8,820																	
4	0681	POLE SHED	0 100	0	0	600.00	SF	15.00	15.00	100	2000	2000	3	28	2,520																	
LAND DESCRIPTION																	TOTAL OB/XF 18,700															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.72	AC		1.00	1.00	1.00	30,000.00	30,000.00	81,600															