

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	AP	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		05	AVERAGE 100							0820	02	1,248	117.6000		82.32	102,735	1984	1984	0	0	10	70.00	20.00	VALUATION BY																			
Roof Structur		03	GABLE/HIP 100							1 M/H 93- - 100% - 2002														Heated Area: 1248																			
Roof Cover		03	COMP SHNGL 100																					HX Base Yr 2002																			
Interior Wall		05	DRYWALL 100							BAS 2001														BUILDING MARKET VALUE										20,547									
Interior Floo		14	CARPET 90																					TOTAL MARKET OB/XF VALUE										678									
Interior Floo		08	SHT VINYL 10																					TOTAL LAND VALUE - MARKET										80,000									
Air Condition		03	CENTRAL 100																					TOTAL MARKET VALUE										101,225									
Heating Type		04	AIR DUCTED 100																					SOH/AGL Deduction										57,634									
Bedrooms			3 100																					ASSESSED VALUE										43,591									
Bathrooms			2 100																					TOTAL EXEMPTION VALUE										HX HB 25,000									
Frame		02	WOOD FRAME 100																					BASE TAXABLE VALUE										18,591									
Stories		0	0 100																					TOTAL JUST VALUE										101,225									
Units		0	0 100																					NCON VALUE										0									
																								INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE										109,063									
Quality		03	Quality Level 03																					AP% FOR CONDTN- (DEFERRED MAINTENANCE) SHOWN IN ML																			
DOR CODE		0200	MOBILE HOME																					BLDG:1:4: 1984 CATA (2002)																			
MAP NUM			MKT AREA					04															BLDG:1:3: RP: 12064991 & 12064992																				
NEIGHBORHOOD/LOC		4053.00																							BLDG:1:1: DW/MH/ID: 5033A/B																		
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																PERMIT NUM										DESCRIPTION		AMT		ISSUED					
BAS		1,248		100		1,248		20,547																96 1172		MH MOVE-ON		0		01/01/1996													
TOTALS		1,248				1,248		20,547																																			
EXTRA FEATURES										86079 BIG LEAF LN, YULEE										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	1242	WD DECK A		0	100	8	5	40.00		SF	10.00		10.00		100	1997	1997	3	20	80																							
2	0810	CONCRETE A		0	100	0	0	180.00		SF	2.60		2.60		100	1997	1997	3	73	342																							
3	1242	WD DECK A		0	100	8	8	64.00		SF	10.00		10.00		100	1997	1997	3	20	128																							
4	1242	WD DECK A		0	100	8	8	64.00		SF	10.00		10.00		100	1997	1997	3	20	128																							
LAND DESCRIPTION										TOTAL OB/XF										678																							
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	000102	C	SFR/MH		100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000																									