

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		05	AVERAGE 100		0800	02	1,216	123.2000	92.40	112,358	1995	1995	0	0	0	70.00	30.00	VALUATION BY		STANDARD											
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 0% - 2023													Heated Area: 1216							HX Base Yr						
Roof Cover		12	MODULAR MT 100		167616 BAS1996																										
Interior Wall		05	DRYWALL 100																												
Interior Floo		14	CARPET 80																												
Interior Floo		08	SHT VINYL 20																												
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		04																										
NEIGHBORHOOD/LOC		4031.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,216	100	1,216	33,707																											
TOTALS		1,216		1,216	33,707																										
EXTRA FEATURES					96146 YAHTZEE LN, YULEE																										
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	0	6	12		72.00	SF	10.00		10.00	100	2003	2003	3	21	151													