

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2									
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		0820	02	1,456	85.1200	59.58	86,748	1988	1988		0	0	0	70.00	30.00	VALUATION BY					STANDARD															
Roof Structur		03	GABLE/HIP 100		2 M/H 93- - 0% - 0															Heated Area: 1456					HX Base Yr														
Roof Cover		12	MODULAR MT 100		52 28 BAS 2022 28 52															BUILDING MARKET VALUE					78,135														
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					1,746														
Interior Floo		08	SHT VINYL 60																	TOTAL LAND VALUE - MARKET					42,750														
Interior Floo		14	CARPET 40																	TOTAL MARKET VALUE					122,631														
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					0														
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					122,631														
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					0														
Bathrooms			2 100																	BASE TAXABLE VALUE					122,631														
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					122,631														
Stories		0	0 100																	NCON VALUE					0														
Units		0	0 100		INCOME VALUE																																		
					PREVIOUS YEAR MKT VALUE					119,566																													
Quality		02	Quality Level 02																																				
DOR CODE		0200	MOBILE HOME																																				
MAP NUM			MKT AREA		04																																		
NEIGHBORHOOD/LOC		4005.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,456	100	1,456	26,024																																			
TOTALS					1,456		1,456	26,024													BLD DATE		LGL DATE																
EXTRA FEATURES					96060 STAGHORN LN, FERNANDINA BEACH										XF DATE		LAND 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	AG DATE																							
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