

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1			
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		25	MOD METAL 100		0820	02	924	61.0400		42.73	39,483	1976	1976	0	0	20	70.00	20.00	VALUATION BY					STANDARD									
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 0% - 0														Heated Area: 924					HX Base Yr									
Roof Cover		01	MINIMUM 100		14 66 14 66 BAS 2008														BUILDING MARKET VALUE					7,897									
Interior Wall		04	PLYWOOD 100																TOTAL MARKET OB/XF VALUE					0									
Interior Floo		14	CARPET 80																TOTAL LAND VALUE - MARKET					50,000									
Interior Floo		08	SHT VINYL 20																TOTAL MARKET VALUE					57,897									
Air Condition		01	NONE 100																SOH/AGL Deduction					23,038									
Heating Type		01	NONE 100		ASSESSED VALUE					34,859																							
Bedrooms			3 100		TOTAL EXEMPTION VALUE					0																							
Bathrooms			2 100		BASE TAXABLE VALUE					34,859																							
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE					57,897																							
Stories		0	0 100		NCON VALUE					0																							
Units			0 100		INCOME VALUE																												
					PREVIOUS YEAR MKT VALUE					57,897																							
					AP% FOR MH- POOR CONDTN : KW 4/2024																												
Quality		02	Quality Level 02																														
DOR CODE		0200	MOBILE HOME																														
MAP NUM			MKT AREA		04																												
NEIGHBORHOOD/LOC		4053.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	924	100	924	7,897																													
TOTALS					924		924	7,897													BLD DATE		LGL DATE										
EXTRA FEATURES					86133 KUTANA DR, YULEE										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																	
LAND DESCRIPTION																	TOTAL OB/XF										0						
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		0	0008	OR	128.00	103.00	1.00	LT	1.00	1.00	1.00	50,000.00	50,000.00	50,000																
REVIEW DATE		04/01/2024		BY	KWA		Total Acres: 0.00		Total Land Value: 50,000		Market: 0		Agricultural: 0		Common: 50,000		PRINTED 08/06/2024 BY SYS																