

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		0110	01	1,676	106.0000	74.20	124,359	1969	1969	0	0	0	20.75	79.25	VALUATION BY		STANDARD																
Roof Structure	03	GABLE/HIP 100		1 MH/SFR - 100% - 2017										Heated Area: 1668				HX Base Yr 2017				Tax Group: 4		Tax Dist:											
Roof Cover	03	COMP SHNGL 100		12 62 12 15 62 15 20 6 13 3 9 3 14 BAS 1993 BAS 2024 FOP 1993										BUILDING MARKET VALUE										98,555											
Interior Wall	04	PLYWOOD 50												TOTAL MARKET OB/XF VALUE										4,678											
Interior Wall	05	DRYWALL 50												TOTAL LAND VALUE - MARKET										113,560											
Interior Floor	14	CARPET 70												TOTAL MARKET VALUE										216,793											
Interior Floor	08	SHT VINYL 30												SOH/AGL Deduction										131,018											
Air Condition	03	CENTRAL 100												ASSESSED VALUE										85,775											
Heating Type	04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB		50,000									
Bedrooms	3	100												BASE TAXABLE VALUE										35,775											
Bathrooms	2	100												TOTAL JUST VALUE										216,793											
Frame	02	WOOD FRAME 100												NCON VALUE										0											
Stories	1.	1. 100												INCOME VALUE																					
Units	1	100												PREVIOUS YEAR MKT VALUE										198,775											
BUD8 Adjustme	04	DIST 01 100																																	
Occupancy	00	NONE 100																																	
Quality	03	Quality Level 03																																	
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	744	100	744	43,750																															
BAS	924	100	924	54,335																															
FOP	27	30	8	471																															
TOTALS	1,695		1,676	98,555																															
EXTRA FEATURES				85225 HARTS RD, 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	0830	FLAGSTONE	0 100	3	20	60.00	SF	12.00	12.00	100	1985	1985	3	47	338																				
2	0810	CONCRETE A	0 100	0	0	405.00	SF	6.50	6.50	100	1980	1980	3	32.5	856																				
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628																				
4	0940	SHEDS/PORT	0 100	14	16	224.00	SF	30.00	30.00	100	1985	1985	3	20	1,344																				
5	1242	WD DECK A	0 100	16	16	256.00	SF	10.00	10.00	100	1985	1985	3	20	512																				