



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	30	VINYL 100	0800	02	1,344	117.2000	87.90	118,138	2000	2000	0	0	0	54.00	46.00	STANDARD													
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 100% - 2018										Heated Area: 1344					HX Base Yr 2018											
Roof Cover	12	MODULAR MT 100	24 56 56 24 BAS 2008																										
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	08	SHT VINYL 20																											
Air Condition	02	WINDOW 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	0	0 100																											
Units		0 100																											
Quality													03	Quality Level 03															
DOR CODE													0200	MOBILE HOME															
MAP NUM														MKT AREA										04					
NEIGHBORHOOD/LOC													4048.00																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE											TOT ADJ AREA	SUBAREA MARKET VALUE															
BAS	1,344	100											1,344	54,343															
TOTALS													1,344		1,344	54,343													
EXTRA FEATURES													85109 WINONA BAYVIEW 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	0940	SHEDS/PORT	0 100	15	12	180.00	SF	30.00	30.00	100	1980	1980	3	20	1,080														
2	1242	WD DECK A	0 100	10	8	80.00	SF	10.00	10.00	100	2003	2003	3	21	168														
3	0680	POLE SHED	0 100	18	15	270.00	SF	10.00	10.00	40	2024	2020		53	1,431														