

MAULDIN-COTTRELL INC
97009 BLACKBEARDS WAY
YULEE, FL 32097

42-2N-27-4480-0005-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD	05 AVERAGE 60		1602 04		5,371		88.1790		93.91		504,391		1990		1990		0		0		41.25		58.75				
Exterior Wall		16	WD FR STUC 40		1 NBHD SHOP - 0% - 0						Heated Area: 5100				HX Base Yr														
Roof Structure		04	WOOD TRUSS 100		20				90				6																
Roof Cover		03	COMP SHNGL 100		5				60				105																
Interior Wall		05	DRYWALL 100		105				110				15																
Interior Floor		14	CARPET 60		105				110				15																
Interior Floor		07	CORK/VTILE 40		105				110				15																
Ceiling		01	FIN.SUSPD 100		105				110				15																
Air Condition		03	CENTRAL 100		105				110				15																
Heating Type		04	AIR DUCTED 100		105				110				15																
Fixtures		13	100		105				110				15																
Frame		02	WOOD FRAME 100		105				110				15																
Story Height		10	100		105				110				15																
RMS		14	100		105				110				15																
Stories		1.	1. 100		105				110				15																
Units		0	100		105				110				15																
BUD8 Adjustme		04	DIST 01 100		105				110				15																
Occupancy		00	NONE 100		105				110				15																
Quality		03	Quality Level 03		105				110				15																
DOR CODE		1600	COMMUNITY SHOPPING		105				110				15																
MAP NUM			MKT AREA		04				105				110																
NEIGHBORHOOD/LOC		4051.00			105				110				15																
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE				105				110																
BAS		5,100	100	5,100	281,378				105				110																
CAN		825	30	248	13,683				105				110																
UOP		48	20	10	552				105				110																
UST		32	40	13	717				105				110																
TOTALS		6,005		5,371	296,330				105				110																
EXTRA FEATURES				85009 RADIO AV, YULEE						BLD DATE				LGL DATE															
										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													
1	0803	ASPHALT C	0	0	80	64			5,120.00	SF 2.00	2.00	100	1985	1985	3	50	5,120												
2	0803	ASPHALT C	0	0	64	45			2,880.00	SF 2.00	2.00	100	1987	1987	3	50	2,880												