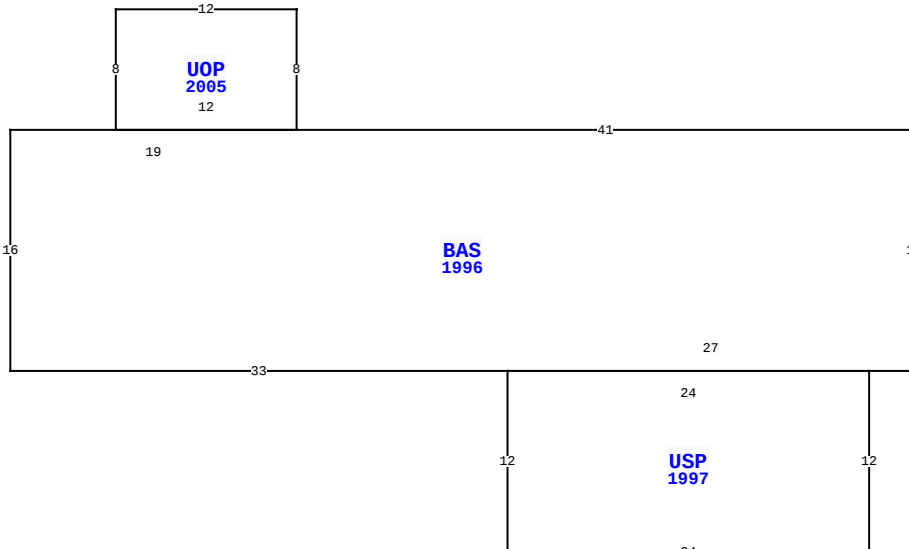


IN OR 1394/608
YULEE WOODS #3 PB 5/239

85043 MEGAN SI
YULEE, FL 32097

2024

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	1,128	114.6000	85.95	96,952	1996	1996		0	0	0	65.00	35.00	VALUATION BY															
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2006										Heated Area: 960										HX Base Yr 2006									
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floo		14	CARPET 90																															
Interior Floo		08	SHT VINYL 10																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			2 100																															
Bathrooms			1 100																															
Frame		02	WOOD FRAME 100																															
Stories		1.	1. 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		960		100		960		28,879																										
UOP		96		25		24		722																										
USP		288		50		144		4,332																										
TOTALS		1,344				1,128		33,933																										
EXTRA FEATURES										85043 MEGAN ST, 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		12 10		120.00		SF		30.00		30.00		100		1994		1994		3		20		720						
																										</								