

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		0800	02	1,168	116.8000	87.60	102,317	2011	2011	0	0	0	32.00	68.00	STANDARD											
Roof Structur		03	GABLE/HIP 100		2 M/H 94+ - 100% - 2003										Heated Area: 1134					HX Base Yr 2003									
Roof Cover		03	COMP SHNGL 100		27 42 27 24 18 8 6 6 8 BAS 2011 UEP 2015																								
Interior Wall		05	DRYWALL 100																										
Interior Floo		14	CARPET 70																										
Interior Floo		08	SHT VINYL 30																										
Air Condition		03	CENTRAL 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	1,134	100	1,134	67,550																									
UEP	48	70	34	2,025																									
TOTALS		1,182		1,168	69,576																								
EXTRA FEATURES					85632 RADIO AVE, 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	8	96.00	SF	20.10	20.10	100	1994	1994	3	20	386														
2	0940	SHEDS/PORT	0 100	12	10	120.00	SF	21.30	21.30	100	2011	2011	3	50	1,278														