



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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	1,782	116.8000	87.60	156,103	1994	1994	0	0	0	70.00	30.00	STANDARD																						
Roof Structur	03	GABLE/HIP 100		1 M/H 94+ - 100% - 2020										Heated Area: 1782					HX Base Yr 2020																				
Roof Cover	03	COMP SHNGL 100		27 66 27 66 BAS 1994																																			
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	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	1,782	100	1,782	46,831																																			
TOTALS		1,782		1,782	46,831																																		
EXTRA FEATURES					85024 ASHLEY 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	1242	WD DECK A	0 100	6	8	48.00	SF	10.00	10.00	100	1993	1993	3	20	96																								
2	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	1994	1994	3	20	128																								
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660																								
4	1242	WD DECK A	0 100	0	0	136.00	SF	10.00	10.00	100	2000	2000	3	20	272																								