

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	1,526	125.2000	93.90	143,291	2001	2001	0	0	0	52.00	48.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2007										Heated Area: 1456				HX Base Yr 2007										
Roof Cover		12	MODULAR MT 100		BAS 2003 UOP 2024																								
Interior Wall		05	DRYWALL 100																										
Interior Floo		14	CARPET 80																										
Interior Floo		11	CLAY TILE 20																										
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	1,456	100	1,456	65,625																									
UOP	280	25	70	3,155																									
TOTALS		1,736		1,526	68,780																								
EXTRA FEATURES					85327 TINYA 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	1242	WD DECK A	0 100	12	10	120.00	SF	10.00	10.00	100	1993	1993	3	20	240														
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975														
3	0351	CARPORT MT	0 100	20	24	480.00	SF	10.00	10.00	100	2024	2022		97	4,656														