



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	0820	02	1,248	123.6000	86.52	107,977	1989	1994	0	0	0	70.00	30.00	STANDARD																								
Roof Structur	03	GABLE/HIP 100	2 M/H 93- - 0% - 2023														Heated Area: 1248												HX Base Yr											
Roof Cover	12	MODULAR MT 100	48 26 BAS 1989 48 26																																					
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		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	1,248	100	1,248	32,393																																				
TOTALS			1,248	1,248	32,393																																			
EXTRA FEATURES			85092 BROOKE 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240																								
2	0510	GARAGE WD-	0	0	25	20	500.00	SF	35.00	35.00	100	2002	2002	3	30	5,250																								
3	0810	CONCRETE A	0	0	6	12	72.00	SF	6.50	6.50	100	2002	2002	3	82	384																								
4	0753	UEP	0	0	20	10	200.00	SF	22.00	22.00	100	2002	2002	3	30	1,320																								
5	1242	WD DECK A	0	0	20	10	200.00	SF	10.00	10.00	100	1988	1988	3	20	400																								
6	1242	WD DECK A	0	0	22	8	176.00	SF	10.00	10.00	100	2000	2000	3	20	352																								
LAND DESCRIPTION			TOTAL OB/XF 9,946																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																							
REVIEW DATE 11/20/2019 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS																																								