

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										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	STANDARD																					
Exterior Wall		05	AVERAGE 100		0800	02	1,620	117.2000	87.90	142,398	1996	1996	0	0	0	65.00	35.00	Tax Group: 4 Tax Dist:																					
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 0% - 0													Heated Area: 1620 HX Base Yr																					
Roof Cover		03	COMP SHNGL 100		27 BAS1996 27															BUILDING MARKET VALUE										49,839									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										3,485									
Interior Floo		14	CARPET 80																	TOTAL LAND VALUE - MARKET										80,000									
Interior Floo		08	SHT VINYL 20																	TOTAL MARKET VALUE										133,324									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										13,338									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE										119,986									
Bedrooms			3 100																	TOTAL EXEMPTION VALUE										0									
Bathrooms			2 100																	BASE TAXABLE VALUE										119,986									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE										133,324									
Stories		1.	1. 100																	NCON VALUE										0									
Units			0 100																	INCOME VALUE																			
																				PREVIOUS YEAR MKT VALUE										136,742									
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	1,620	100	1,620	49,839																																			
TOTALS					1,620		1,620	49,839																															
EXTRA FEATURES					85255 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	1996	1996	3	79	2,765																							
2	1243	WD DECK F	0	0	15	10	150.00	SF	8.00	8.00	100	2013	2013	3	60	720																							