

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	DP	NORM	% COND	VALUATION SUMMARY											
Exterior Wall		05	AVERAGE 100		0800	02	1,064	116.2000	87.15	92,728	1998	1998	0	0	15	58.00	27.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2021													Heated Area: 1064					HX Base Yr 2021						
Roof Cover		03	COMP SHNGL 100		14 76 76 14 BAS 1999															BUILDING MARKET VALUE					25,037				
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					2,335				
Interior Floo		14	CARPET 80																	TOTAL LAND VALUE - MARKET					80,000				
Interior Floo		08	SHT VINYL 20																	TOTAL MARKET VALUE					107,372				
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					23,319				
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					84,053				
Bedrooms			2 100																	TOTAL EXEMPTION VALUE					HX HB 50,000				
Bathrooms			2 100																	BASE TAXABLE VALUE					34,053				
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					107,372				
Stories			1. 1. 100																	NCON VALUE					0				
Units			0 100		INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE					107,499																			
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	1,064	100	1,064	25,037																									
TOTALS					1,064		1,064	25,037																					
EXTRA FEATURES					85175 BROOKE ST, YULEE										BLD DATE					LGL DATE									
															XF DATE					LAND DATE									
															INC DATE					AG DATE									
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	14 7	98.00	SF	10.00	10.00	100	1996	1996	3	20	196															
2	0810	CONCRETE A	0 100	0 0	114.00	SF	6.50	6.50	100	1999	1999	3	77	571															
3	0754	FOP	0 100	8 10	80.00	SF	15.00	15.00	100	1998	1998	3	20	240															
4	0754	FOP	0 100	12 8	96.00	SF	15.00	15.00	100	1998	1998	3	20	288															
5	0350	CARPORT WD	0 100	20 20	400.00	SF	13.00	13.00	100	2002	2002	3	20	1,040															
LAND DESCRIPTION					TOTAL OB/XF										2,335														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS																													