



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	0800	02	2,502	128.9200	96.69	241,918	2015	2015	0	0	0	20.00	80.00	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2016													Heated Area: 2280													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2016													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	08	SHT VINYL 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			04	Quality Level 04																									
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	2,280	100	2,280	176,362																									
DCK	96	15	14	1,083																									
USP	128	50	64	4,950																									
USP	288	50	144	11,138																									
TOTALS			2,792		2,502	193,534																							
EXTRA FEATURES			85263 DUANE 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	0812	CONCRETE C	0 100	0	0	7,349.00	SF	4.00	4.00	100	2017	2017	3	97	28,514														
2	0476	VF 6 SBPL	0 100	0	0	228.00	LF	32.00	32.00	100	2017	2017	3	92	6,712														

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