

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
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	1,216	117.2000	87.90	106,886	1999	1999	0	0	0	56.00	44.00	VALUATION BY					STANDARD											
Roof Structur		03	GABLE/HIP 100							1 M/H 94+ - 0% - 0										Heated Area: 1216										HX Base Yr									
Roof Cover		03	COMP SHNGL 100							76 16 BAS 1999 76 16																				Tax Group: 4					Tax Dist:				
Interior Wall		05	DRYWALL 100																											BUILDING MARKET VALUE					47,030				
Interior Floo		14	CARPET 80																											TOTAL MARKET OB/XF VALUE					0				
Interior Floo		08	SHT VINYL 20																											TOTAL LAND VALUE - MARKET					80,000				
Air Condition		03	CENTRAL 100																											TOTAL MARKET VALUE					127,030				
Heating Type		04	AIR DUCTED 100																											SOH/AGL Deduction					17,196				
Bedrooms			3 100																											ASSESSED VALUE					109,834				
Bathrooms			2 100																											TOTAL EXEMPTION VALUE					0				
Frame		02	WOOD FRAME 100																											BASE TAXABLE VALUE					109,834				
Stories		1.	1. 100																											TOTAL JUST VALUE					127,030				
Units			0 100							NCON VALUE					0																								
										INCOME VALUE																													
										PREVIOUS YEAR MKT VALUE					125,890																								
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	1,216	100	1,216	47,030																																			
TOTALS		1,216		1,216	47,030																																		
EXTRA FEATURES										85233 TERRY 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																							
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