

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		05	AVERAGE 100		0820	02	980	124.0000	86.80	85,064	1989	1989	0	0	0	70.00	30.00	VALUATION BY					STANDARD													
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 100% - 0 10 8 UOP 1993 8 10 30 24 24 40										Heated Area: 960 10 8 UOP 1993 8 10 30 24 24 40										Tax Group: 4					Tax Dist:						
Roof Cover		12	MODULAR MT 100																						BUILDING MARKET VALUE					25,519						
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE					7,559						
Interior Floo		14	CARPET 100																						TOTAL LAND VALUE - MARKET					80,000						
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE					113,078						
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction					71,660						
Bedrooms			3 100																						ASSESSED VALUE					41,418						
Bathrooms			2 100																						TOTAL EXEMPTION VALUE					HX		HB			25,000	
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE					16,418						
Stories		1.	1. 100																						TOTAL JUST VALUE					113,078						
Units			0 100																						NCON VALUE					0						
																									INCOME VALUE											
																									PREVIOUS YEAR MKT VALUE					111,757						
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	960	100	960	24,998																																
UOP	80	25	20	521																																
TOTALS		1,040	980	25,519																																
EXTRA FEATURES					85575 ALENE 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	0940	SHEDS/PORT	0 100	8	10	80.00	SF	20.10	20.10	100	1989	1989	3	20	322																					
2	0940	SHEDS/PORT	0 100	12	16	192.00	SF	20.10	20.10	100	1994	1994	3	20	772																					
3	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	2004	2004	3	22	141																					
4	1242	WD DECK A	0 100	10	6	60.00	SF	10.00	10.00	100	2012	2012	3	55	330																					
5	0752	USP	0 100	10	18	180.00	SF	15.00	15.00	100	2012	2012	3	68	1,836																					
6	0940	SHEDS/PORT	0 100	18	14	252.00	SF	30.00	30.00	100	2012	2012	3	55	4,158																					
LAND DESCRIPTION										TOTAL OB/XF										7,559																
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																			