

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		0820	02	1,166	123.2000	86.24	100,556	1985	2002	0	0	0	50.00	50.00	VALUATION BY		STANDARD																	
Roof Structure		03	GABLE/HIP 100		1 M/H 93- - 100% - 2019													Heated Area: 1060				HX Base Yr 2019				Tax Group: 4		Tax Dist:									
Roof Cover		12	MODULAR MT 100		6 UOP 1993 8 BAS 1993 24 10 BAS 1994 40 20 USP 1993 24 10													BUILDING MARKET VALUE				50,278															
Interior Wall		04	PLYWOOD 100															TOTAL MARKET OB/XF VALUE				0															
Interior Floor		14	CARPET 80															TOTAL LAND VALUE - MARKET				80,000															
Interior Floor		08	SHT VINYL 20															TOTAL MARKET VALUE				130,278															
Air Condition		03	CENTRAL 100															SOH/AGL Deduction				62,571															
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE				67,707															
Bedrooms			3 100															TOTAL EXEMPTION VALUE				HX HB		42,707													
Bathrooms			2 100															BASE TAXABLE VALUE				25,000															
Bathrooms Frame		02	WOOD FRAME 100															TOTAL JUST VALUE				130,278															
Stories		1.	1. 100															NCON VALUE				0															
Units			0 100															INCOME VALUE																			
BUD8 Adjustme		04	DIST 01 100															PREVIOUS YEAR MKT VALUE				121,246															
					MISC PL SHED = NV: KW 4/2024 R235658 & R235659 1985 COREN																																
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	41,395																																	
BAS	100	100	100	4,312																																	
UOP	24	25	6	259																																	
USP	200	50	100	4,312																																	
TOTALS		1,284		1,166	50,278																																
EXTRA FEATURES					85832 HADDOCK RD, 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																					