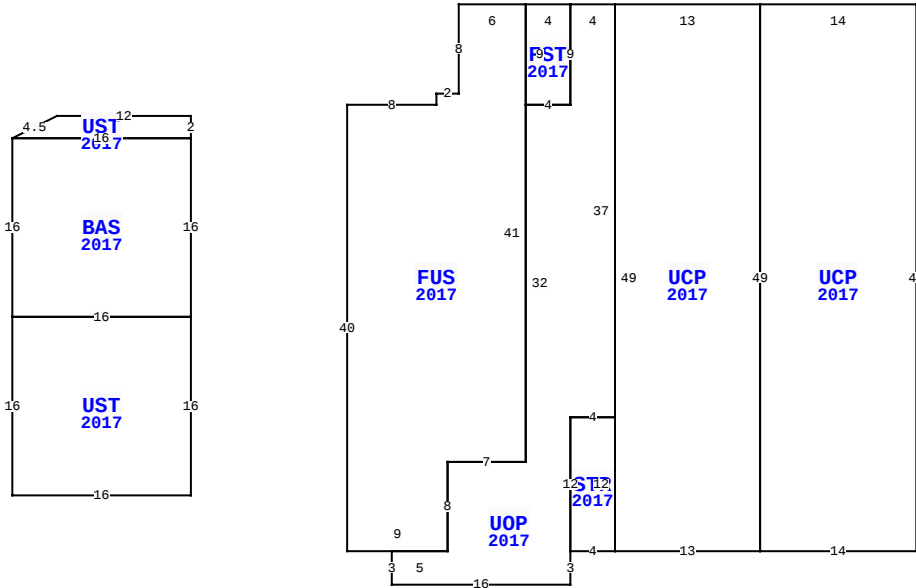


[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2												
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	01	MINIMUM 100	0150	01	1,395	60.4656	30.23	42,171	1985	1990	0	0	0	41.00	59.00																	
Roof Structure	02	SHED 100	2 ACCESSORY U - 100% - 2023										Heated Area: 896										HX Base Yr 2023									
Roof Cover	12	MODULAR MT 100																														
Interior Wall	04	PLYWOOD 80																														
Interior Wall	07	NONE 20																														
Interior Floor	02	MIN PLYWD 80																														
Interior Floor	03	CONC FINSH 20																														
Air Condition	02	WINDOW 100																														
Heating Type	03	FORCED AIR 100																														
Bedrooms	1	100																														
Bathrooms	1	100																														
Frame	02	WOOD FRAME 100																														
Stories	1.5	1.5 100																														
Units	0	100																														
Occupancy	00	NONE 100																														
Quality			01	Quality Level 01																												
DOR CODE			0100	SINGLE FAMILY																												
MAP NUM													MKT AREA					04														
NEIGHBORHOOD/LOC			4031.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	256	100	256	4,566																												
FST	36	55	20	357																												
FUS	640	100	640	11,415																												
STR	48	10	5	89																												
UCP	637	20	127	2,265																												
UCP	686	20	137	2,444																												
UOP	412	20	82	1,463																												
UST	28	45	13	232																												
UST	256	45	115	2,051																												
TOTALS			2,999		1,395	24,881																										
EXTRA FEATURES			97001 DANIEL LN, 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																