

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	1,450	123.6000	86.52	125,454	1993	1993	0	0	0	70.00	30.00	VALUATION BY																
Roof Structur	03	GABLE/HIP 100		1 M/H 93- - 100% - 1999										Heated Area: 1296										HX Base Yr 1999									
Roof Cover	12	MODULAR MT 100		22 14 14 22 26 27 48																													
Interior Wall	05	DRYWALL 100																															
Interior Floo	14	CARPET 90																															
Interior Floo	08	SHT VINYL 10																															
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		03 Quality Level 03																															
DOR CODE		0200 MOBILE HOME																															
MAP NUM				MKT AREA		04																											
NEIGHBORHOOD/LOC		4053.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,296	100	1,296	33,639																													
USP	308	50	154	3,997																													
TOTALS		1,604		1,450		37,636																											
EXTRA FEATURES				77020 PARKER 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																	
1	1242	WD DECK A	0 100	0	0	64.00	SF	10.00	10.00	100	1994	1994	3	20	128																		
2	0751	UOP	0 100	24	11	264.00	SF	10.00	10.00	100	1975	1975	3	20	528																		
3	0810	CONCRETE A	0 100	0	0	244.00	SF	6.50	6.50	100	2001	2001	3	80	1,269																		
4	0940	SHEDS/PORT	0 100	10	8	80.00	SF	30.00	30.00	100	2000	2000	3	20	480																		
5	0940	SHEDS/PORT	0 100	10	8	80.00	SF	30.00	30.00	100	1997	1997	3	20	480																		
6	0810	CONCRETE A	0 100	0	0	350.00	SF	6.50	6.50	100	2001	2001	3	80	1,820																		
7	0681	POLE SHED	0 100	8	6	48.00	SF	15.00	15.00	100	2006	2006	3	44	317																		