

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																										
CONSTRUCTION										VALUATION SUMMARY										STANDARD																																										
Exterior Wall	12	CEDAR 100	0820	02	1,444	103.6000	72.52	104,719	1971	1985	0	0	0	70.00	30.00	Tax Group: 4										Tax Dist:										31,416																										
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 1996										Heated Area: 1312										HX Base Yr 1996										BUILDING MARKET VALUE										TOTAL MARKET OB/XF VALUE										0									
Roof Cover	03	COMP SHNGL 100																															TOTAL LAND VALUE - MARKET										144,000																			
Interior Wall	04	PLYWOOD 100																															TOTAL MARKET VALUE										175,416																			
Interior Floo	13	LVT/LAMNT 80																															SOH/AGL Deduction										127,990																			
Interior Floo	08	SHT VINYL 20																															ASSESSED VALUE										47,426																			
Air Condition	01	NONE 100																															TOTAL EXEMPTION VALUE										HX HB										25,000									
Heating Type	04	AIR DUCTED 100																															BASE TAXABLE VALUE										22,426																			
Bedrooms		3 100																															TOTAL JUST VALUE										175,416																			
Bathrooms		1.5 100																															NCON VALUE										0																			
Bathrooms																																	INCOME VALUE																													
Frame	02	WOOD FRAME 100																															PREVIOUS YEAR MKT VALUE										173,172																			
Stories	1.	1. 100																																																												
Units		0 100																																																												
BUD8 Adjustme	04	DIST 01 100																																																												
Quality		03	Quality Level 03																																																											
DOR CODE		0200	MOBILE HOME																																																											
MAP NUM			MKT AREA		04																																																									
NEIGHBORHOOD/LOC		4031.00																																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																										
BAS	1,312	100	1,312	28,544																																																										
FOP	252	30	76	1,654																																																										
UOP	224	25	56	1,218																																																										
TOTALS		1,788		1,444	31,416																																																									
EXTRA FEATURES					96145 MARANATHA RD, YULEE										BLD DATE					LGL DATE					06/20/2023					MLU																																
															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																																														