

HUDSON GERALD M & JANICE V
96598 CHESTER ROAD
YULEE, FL 32097

51-3N-27-4881-0033-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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		25	MOD METAL 100		0820	02	576	60.3400	42.24	24,330	1977	1977	0	0	0	70.00	30.00	VALUATION BY										STANDARD											
Roof Structur		01	FLAT 100		1 M/H 93- - 0% - 0													Heated Area: 576					HX Base Yr																
Roof Cover		01	MINIMUM 100		12 BAS1993 12													BUILDING MARKET VALUE					7,299																
Interior Wall		04	PLYWOOD 100															TOTAL MARKET OB/XF VALUE					200																
Interior Floo		14	CARPET 80															TOTAL LAND VALUE - MARKET					80,000																
Interior Floo		08	SHT VINYL 20															TOTAL MARKET VALUE					87,499																
Air Condition		01	NONE 100															SOH/AGL Deduction					33,658																
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE					53,841																
Bedrooms			2 100															TOTAL EXEMPTION VALUE					0																
Bathrooms			1 100															BASE TAXABLE VALUE					53,841																
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE					87,499																
Stories		1.	1. 100															NCON VALUE					0																
Units			0 100		INCOME VALUE																																		
					PREVIOUS YEAR MKT VALUE					86,977																													
Quality		02	Quality Level 02																																				
DOR CODE		0200	MOBILE HOME																																				
MAP NUM			MKT AREA		04																																		
NEIGHBORHOOD/LOC		4040.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	576	100	576	7,299																																			
TOTALS					576		576	7,299													BLD DATE				LGL DATE														
EXTRA FEATURES					86262 HILL VALLEY AVE, YULEE										XF DATE				LAND 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	AG DATE																							
1	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1985	1985	3	20	128																							
2	1242	WD DECK A	0	0	6	6	36.00	SF	10.00	10.00	100	1985	1985	3	20	72																							
LAND DESCRIPTION					TOTAL OB/XF															200																			
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	0		RM	153.00	286.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000																						