



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	PAGE 1 of 1																
Exterior Wall		30	VINYL 100		0800	02	1,620	116.0000	87.00	140,940	1995	2000	0	0	0	54.00	46.00	VALUATION SUMMARY																
Roof Structure		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2024										Heated Area: 1620										HX Base Yr 2024									
Roof Cover		03	COMP SHNGL 100		27 60 27 BAS 2002 60																													
Interior Wall		05	DRYWALL 100																															
Interior Floor		13	LVT/LAMNT 100																															
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		4040.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,620	100	1,620	64,832																														
TOTALS		1,620		1,620	64,832																													
EXTRA FEATURES					86352 HILL VALLEY AVE, 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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	77	1,540																			
2	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	2003	2003	3	21	134																			
3	0681	POLE SHED	0 100	8	5	40.00	SF	15.00	15.00	100	2004	2004	3	36	216																			
4	0940	SHEDS/PORT	0 100	15	12	180.00	SF	30.00	30.00	100	2000	2000	3	20	1,080																			
5	1242	WD DECK A	0 100	8	16	128.00	SF	10.00	10.00	100	2010	2010	3	45	576																			