

NOTTINGHAM FERNANDINA MHP LLC
1800 NEWPORT HILLS DRIVE E
NEWPORT BEACH, CA 92660

00-00-30-0640-0001-0000

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BUILDING CHARACTERISTICS														MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 4 of 5				8	
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		672		88.2000		70.56		47,416		1971		1999		0		0		58.00		42.00		VALUATION BY					STANDARD				
Roof Structur		01		FLAT 100		5		M/H		93-		- 0%		- 0		Heated Area: 672				HX		Base Yr								Tax Group: 8					Tax Dist:				
Roof Cover		01		MINIMUM 100																										BUILDING MARKET VALUE					93,676				
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE					14,175				
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET					200,000				
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE					307,851				
Air Condition		02		WINDOW 100																										SOH/AGL Deduction					0				
Heating Type		03		FORCED AIR 100																										ASSESSED VALUE					307,851				
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					0				
Bathrooms				1.5 100																										BASE TAXABLE VALUE					307,851				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					307,851				
Stories				1. 100																										NCON VALUE					0				
Units				0 100																										INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					300,206				

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