

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	30	VINYL 100	0800	02	1,965	113.0000	96.05	188,738	1995	1995	0	0	0	70.00	30.00																	
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1999										Heated Area: 1944					HX Base Yr 1999														
Roof Cover	03	COMP SHNGL 100	BAS 1993 DCK 2011																													
Interior Wall	05	DRYWALL 100																														
Interior Floo	08	SHT VINYL 100																														
Air Condition	03	CENTRAL 100																														
Heating Type	03	FORCED AIR 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		06																											
NEIGHBORHOOD/LOC		6001.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,944	100	1993	1,944	56,016																											
DCK	140	15	2011	21	605																											
TOTALS		2,084			1,965	56,621																										
EXTRA FEATURES										27626 W FOURTH AVE, HILLIARD																						
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	0940	SHEDS/PORT	0 100	10	20	200.00	SF	20.10	20.10	100	1970	1970	3	20	804																	