

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	VALUATION SUMMARY																
Exterior Wall		05	AVERAGE 100		0800	02	2,052	116.8000	99.28	203,723	2017	2017		0		0	15.00	85.00	VALUATION BY		STANDARD													
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2018										Heated Area: 2052										HX Base Yr 2018									
Roof Cover		03	COMP SHNGL 100		27 76 76 27 BAS 2017																													
Interior Wall		05	DRYWALL 100																															
Interior Floo		14	CARPET 70																															
Interior Floo		08	SHT VINYL 30																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			3 100																															
Bathrooms			2 100																															
Frame		02	WOOD FRAME 100																															
Stories		0	0 100																															
Units			0 100																															
Quality		03	Quality Level 03																															
DOR CODE		0200	MOBILE HOME																															
MAP NUM			MKT AREA		09																													
NEIGHBORHOOD/LOC		9001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,052	100	2017	2,052	173,165																													
TOTALS		2,052			2,052	173,165																												
EXTRA FEATURES					27064 FORKED TRL, HILLIARD										BLD DATE				LGL DATE		05/21/2025		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																	