



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 90			
Exterior Wall	25	MOD METAL 10			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	04	PLYWOOD 100			
Interior Floo	14	CARPET 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	02	3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Quality	03	Quality Level 03			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA		05	
NEIGHBORHOOD/LOC		5001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100	1993	1,700	49,898
BAS	220	100	2011	220	6,458
BAS	231	100	2011	231	6,780
FOP	216	30	1993	65	1,908
FOP	143	30	2011	43	1,262
USP	154	50	2011	77	2,260
TOTALS	2,664			2,336	68,566

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,336	122.3000	97.84	228,554	1971	1980	0	0	0	70.00	30.00
1 M/H 93- - 100% - 1973 Heated Area: 2151 HX Base Yr												
20 11 BAS 2011 20 13 11 FOP 2011 13 21 11 BAS 2011 21 14 11 USP 2011 14 68 25 BAS 1993 25 54 6 FOP 1993 6												

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 4						Tax Dist:						
BUILDING MARKET VALUE						68,566						
TOTAL MARKET OB/XF VALUE						45,514						
TOTAL LAND VALUE - MARKET						106,650						
TOTAL MARKET VALUE						220,730						
SOH/AGL Deduction						0						
ASSESSED VALUE						220,730						
TOTAL EXEMPTION VALUE						13	220,730					
BASE TAXABLE VALUE						0						
TOTAL JUST VALUE						220,730						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						216,684						

NEWELL HELEN
75176 EDWARDS ROAD
YULEE, FL 32097-7255

14-2N-26-4280-0002-0090

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