

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	1,144	123.6000	105.06	120,189	2000	2000	0	0	0	56.00	44.00	VALUATION SUMMARY													
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ - 0% - 2024										Heated Area: 1144				HX Base Yr												
Roof Cover	12	MODULAR MT 100	BAS 2019																										
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 90																											
Interior Floor	08	SHT VINYL 10																											
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													4053.00																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE											YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														
BAS	1,144	100											2019	1,144	52,883														
TOTALS			1,144		1,144	52,883																							
EXTRA FEATURES			86028 CROSBY AVE, YULEE										BLD DATE		LGL DATE		05/08/2025		MLU										
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													