

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	30	VINYL 100	0800	02	1,586	117.2000	99.62	157,997	1996	1996	0	0	0	70.00	30.00	STANDARD													
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1997														Heated Area: 1485 HX Base Yr 1997												
Roof Cover	03	COMP SHNGL 100	UCP 1996 BAS 1996														VALUATION BY												
Interior Wall	05	DRYWALL 100															Tax Group: 4 Tax Dist:												
Interior Floor	14	CARPET 80															BUILDING MARKET VALUE												
Interior Floor	08	SHT VINYL 20															TOTAL MARKET OB/XF VALUE												
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET												
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE												
Bedrooms		3 100															SOH/AGL Deduction												
Bathrooms		2 100															ASSESSED VALUE												
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE												
Stories	1.	1. 100															BASE TAXABLE VALUE												
Units		0 100															TOTAL JUST VALUE												
Quality			03	Quality Level 03		NCON VALUE											INCOME VALUE												
DOR CODE			0200	MOBILE HOME		PREVIOUS YEAR MKT VALUE																							
MAP NUM				MKT AREA																									
NEIGHBORHOOD/LOC			4052.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,485	100	1996	1,485	44,381																								
UCP	504	20	1996	101	3,019																								
TOTALS			1,989		1,586	47,399	85342 TRINITY CIR, YULEE																						
EXTRA FEATURES						85342 TRINITY CIR, YULEE																							
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													
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