



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
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		N/A 100			
Stories	0	0 100			
Units		0 100			
Quality	04	Quality Level 04			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4048.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2013	1,800	137,605
DCK	224	15	2027	34	2,599
FOP	260	30	2027	78	5,963
FOP	300	30	2027	90	6,880
TOTALS	2,584			2,002	153,047

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,002	128.4800	109.21	218,638	2013	2013	0	0	0	30.00	70.00	
1 M/H 94+ - 100% - 0 Heated Area: 1800 HX Base Yr													

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					153,047				
TOTAL MARKET OB/XF VALUE					13,048				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					251,095				
SOH/AGL Deduction					127,435				
ASSESSED VALUE					123,660				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					72,938				
TOTAL JUST VALUE					251,095				
NCON VALUE					7,740				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					202,605				
R621762 & R621763									
1993 FLEE									

EXTRA FEATURES						85518 DUANE RD, YULEE				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	
3	0810	CONCRETE A	0 100	6	22	132.00	SF	6.50	6.50	100	2013	2013	3	93	798		
4	0351	CARPORT MT	0 100	20	34	680.00	SF	10.00	10.00	100	2013	2013	3	55	3,740		
5	1242	WD DECK A	0 100	10	14	140.00	SF	10.00	10.00	100	2013	2013	3	55	770		
8	0940	SHEDS/PORT	0 100	30	10	300.00	SF	30.00	30.00	100	2025	2020		86	7,740		