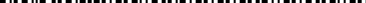


YULEE WOODS #3 PB 5/239

YULEE, FL 32097

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4					
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		1,128		114.6000		97.41		109,878		1996		1996		0		0		70.00		30.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		M/H 94+		- 0%		- 2025				Heated Area: 960														Tax Group: 4					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					32,963				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					720				
Interior Floo		14		CARPET 90																										TOTAL LAND VALUE - MARKET					85,000				
Interior Floo		08		SHT VINYL 10																										TOTAL MARKET VALUE					118,683				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					0				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					118,683				
Bedrooms				2 100																										TOTAL EXEMPTION VALUE					0				
Bathrooms				1 100																										BASE TAXABLE VALUE					118,683				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					118,683				
Stories		1.		1. 100																										NCON VALUE					0				
Units				0 100																										INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					114,653				
Quality		03		Quality Level 03																																			
DOR CODE		0200		MOBILE HOME																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		4048.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		960		100		1996		960		28,054																													
UOP		96		25		2005		24		701																													
USP		288		50		1997		144		4,208																													
TOTALS		1,344						1,128		32,963																													
EXTRA FEATURES																																							