

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		25	MOD METAL 100		0820	02	924	97.0000	77.60	71,702	1989	1989	0	0	0	70.00	30.00	VALUATION BY					STANDARD						
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 100% - 2022													Heated Area: 924					HX Base Yr 2022						
Roof Cover		01	MINIMUM 100		14 66 14 66 BAS 2008														BUILDING MARKET VALUE					21,511					
Interior Wall		05	DRYWALL 100																TOTAL MARKET OB/XF VALUE					1,265					
Interior Floo		11	CLAY TILE 100																TOTAL LAND VALUE - MARKET					85,000					
Air Condition		99	N/A 100																TOTAL MARKET VALUE					107,776					
Heating Type		03	FORCED AIR 100																SOH/AGL Deduction					26,182					
Bedrooms			3 100																ASSESSED VALUE					81,594					
Bathrooms			2 100																TOTAL EXEMPTION VALUE					HX HB 50,722					
Frame		02	WOOD FRAME 100																BASE TAXABLE VALUE					30,872					
Stories		0	0 100																TOTAL JUST VALUE					107,776					
Units			0 100																NCON VALUE					0					
					INCOME VALUE																								
					PREVIOUS YEAR MKT VALUE					100,250																			
Quality		03	Quality Level 03																										
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	924	100	2008	924	21,511																								
TOTALS		924			924	21,511																							
EXTRA FEATURES					85615 RADIO AVE, 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													
1	1242	WD DECK A	0 100	34	12	408.00	SF	10.00	10.00	100	2008	2008	3	31	1,265														
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