

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY																																							
Exterior Wall		25	MOD METAL 100		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD																								
Roof Structur		03	GABLE/HIP 100		0800	02	1,064	98.6000	83.81	89,174	1994	1994	0	0	0	70.00	30.00	Tax Group: 4		Tax Dist:																								
Roof Cover		01	MINIMUM 100		1 M/H 94+ - 100% - 1996										Heated Area: 1064										HX Base Yr 1996																			
Interior Wall		05	DRYWALL 100		14 BAS 1995 76 14																				BUILDING MARKET VALUE										26,752									
Interior Floo		14	CARPET 90												TOTAL MARKET OB/XF VALUE										257																			
Interior Floo		08	SHT VINYL 10												TOTAL LAND VALUE - MARKET										85,000																			
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										112,009																			
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										68,337																			
Bedrooms			3 100												ASSESSED VALUE										43,672																			
Bathrooms			2 100												TOTAL EXEMPTION VALUE										HX HB SX 43,672																			
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										0																			
Stories		1.	1. 100												TOTAL JUST VALUE										112,009																			
Units			0 100												NCON VALUE										0																			
					INCOME VALUE																																							
					PREVIOUS YEAR MKT VALUE										103,862																													
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	1,064	100	1995	1,064	26,752																																							
TOTALS					1,064				1,064	26,752																																		
EXTRA FEATURES					85387 TINYA RD, YULEE															BLD DATE					LGL DATE					05/09/2025					MLU									
																				XF DATE					LAND DATE																			
																				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																												
1	0940	SHEDS/PORT	0 100	8	8	64.00	SF	20.10	20.10	100	1992	1992	3	20	257																													