

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	PAGE 1 of 1														
Exterior Wall	30	VINYL 100	0800	02	978	115.0000	97.75	95,600	2024	2024	0	0	0	1.00	99.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 0% - 2025										Heated Area: 960				HX Base Yr						VALUATION BY		STANDARD					
Roof Cover	03	COMP SHNGL 100	BAS 2025 DCK 2025																						Tax Group: 4		Tax Dist:			
Interior Wall	05	DRYWALL 100																							BUILDING MARKET VALUE		94,644			
Interior Floo	13	LVT/LAMNT 100																							TOTAL MARKET OB/XF VALUE		0			
Air Condition	03	CENTRAL 100																							TOTAL LAND VALUE - MARKET		85,000			
Heating Type	04	AIR DUCTED 100																							TOTAL MARKET VALUE		179,644			
Bedrooms	2	2 100																							SOH/AGL Deduction		21,013			
Bathrooms	2	2 100																							ASSESSED VALUE		158,631			
Frame	02	WOOD FRAME 100																							TOTAL EXEMPTION VALUE		0			
Stories	1.	1. 100																							BASE TAXABLE VALUE		158,631			
Units	0	0 100																							TOTAL JUST VALUE		179,644			
Quality		03	Quality Level 03														NCON VALUE		94,644											
DOR CODE		0200	MOBILE HOME														INCOME VALUE													
MAP NUM			MKT AREA		04												PREVIOUS YEAR MKT VALUE		93,467											
NEIGHBORHOOD/LOC		4048.00															DW/MH VIN: N117281(A/B) - 2024 NOBILITY __ HAS 1													
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE													PERMIT NUM		DESCRIPTION		AMT		ISSUED					
BAS		960	100	2025	960	92,902													C0240006879		REPLACEMENT DOUBL		0		06/11/2024					
DCK		120	15	2025	18	1,742													MH240005665		REPLACEMENT DOUBL		0		05/09/2024					
TOTALS		1,080			978	94,644													93-059		MH MOVE-ON		18,912		04/01/1993					
EXTRA FEATURES						85227 BROOKE ST, 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														