

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																		
Exterior Wall		30	VINYL 100			0800	02	2,280	131.7800		112.01	255,383	2000	2006	0	0	0	44.00	56.00															
Roof Structure		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2002										Heated Area: 2280										HX Base Yr 2002									
Roof Cover		03	COMP SHNGL 100		30 76 30 76 BAS 2001																													
Interior Wall		05	DRYWALL 100																															
Interior Floor		14	CARPET 70																															
Interior Floor		11	CLAY TILE 30																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			4 100																															
Bathrooms			2.5 100																															
Frame		02	WOOD FRAME 100																															
Stories		1.	1. 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	2,280	100	2001	2,280	143,014																													
TOTALS		2,280			2,280	143,014																												
EXTRA FEATURES										85513 ASHLEY 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																		