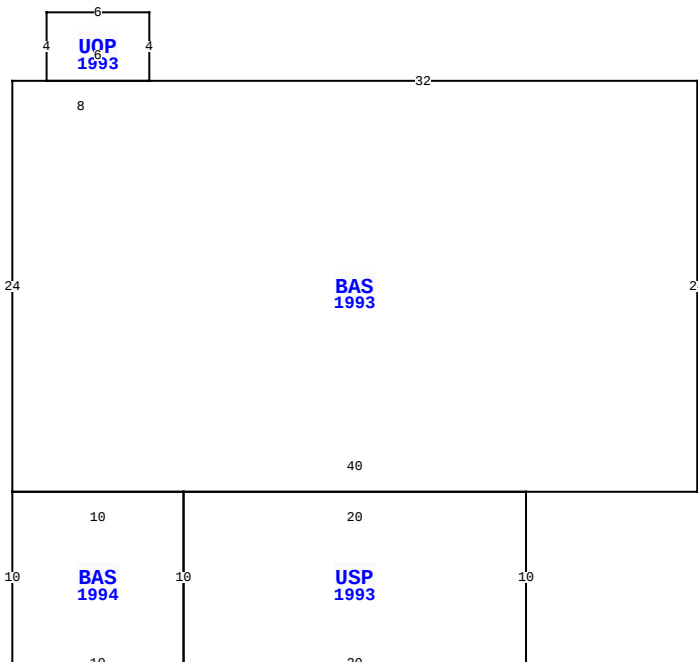


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																			
Exterior Wall	30	VINYL 100	0820	02	1,166	123.2000	98.56	114,921	1985	2002	0	0	0	52.00	48.00																			
Roof Structure	03	GABLE/HIP 100	1 M/H 93- - 100% - 2019										Heated Area: 1060					HX Base Yr 2019																
Roof Cover	12	MODULAR MT 100																																
Interior Wall	04	PLYWOOD 100																																
Interior Floor	14	CARPET 80																																
Interior Floor	08	SHT VINYL 20																																
Air Condition	03	CENTRAL 100																																
Heating Type	04	AIR DUCTED 100																																
Bedrooms		3 100																																
Bathrooms		2 100																																
Bathrooms Frame	02	WOOD FRAME 100																																
Stories	1.	1. 100																																
Units		0 100																																
BUD8 Adjustme	04	DIST 01 100																																
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	960	100	1993	960	45,417																													
BAS	100	100	1994	100	4,731																													
UOP	24	25	1993	6	284																													
USP	200	50	1993	100	4,731																													
TOTALS	1,284			1,166	55,162																													
EXTRA FEATURES					85832 HADDOCK 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																		