

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	05	AVERAGE 100								0820	02	1,780	122.0000	97.60	173,728	1984	1986	0	0	0	70.00	30.00	VALUATION BY								STANDARD												
Roof Structur	03	GABLE/HIP 100								1 M/H 93- - 100% - 1996														Heated Area: 1708										HX Base Yr 1996									
Roof Cover	12	MODULAR MT 100								28 61 28 46 15 20 12 20 BAS 1993 FOP 1993																																	
Interior Wall	05	DRYWALL 100																																									
Interior Floo	08	SHT VINYL 50																																									
Interior Floo	14	CARPET 50																																									
Air Condition	03	CENTRAL 100																																									
Heating Type	04	AIR DUCTED 100																																									
Bedrooms		3 100																																									
Bathrooms		2 100																																									
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		0200MOBILE 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	1,708	100	1993	1,708	50,010																																						
FOP	240	30	1993	72	2,108																																						
TOTALS		1,948			1,780	52,118																																					
EXTRA FEATURES										85048 DELEENE 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	16	20	320.00	SF	20.10	20.10	100	1986	1986	3	20	1,286																											
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890																											