



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	2,127	123.2000	98.56	209,637	1991	1996	0	0	0	70.00	30.00														
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 0														Heated Area: 2127						HX Base Yr 1974						
Roof Cover	12	MODULAR MT 100	FEP 2022 BAS 1993																										
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	08	SHT VINYL 20																											
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			0200 MOBILE HOME																										
MAP NUM													MKT AREA		04														
NEIGHBORHOOD/LOC			4040.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,795	100	1993	1,795	53,075																								
FEP	390	85	2022	332	9,817																								
TOTALS			2,185			2,127	62,891																						
EXTRA FEATURES						86234 YULEE HILLS RD, 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												
1	0680	POLE SHED	0	100	0	0	816.00	SF	10.00	10.00	100	1980	1980	3	20	1,632													
2	1242	WD DECK A	0	100	12	29	348.00	SF	10.00	10.00	100	1991	1991	3	20	696													
3	1242	WD DECK A	0	100	14	8	112.00	SF	10.00	10.00	100	1991	1991	3	20	224													
4	0350	CARPORT WD	0	100	24	33	792.00	SF	13.00	13.00	100	1982	1982	3	20	2,059													
5	0680	POLE SHED	0	100	12	33	396.00	SF	10.00	10.00	100	1990	1990	3	20	792													
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	100		RM	300.00	291.00	2.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	170,000												
REVIEW DATE 08/29/2022 BY NWA Total Acres: 2.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS																													