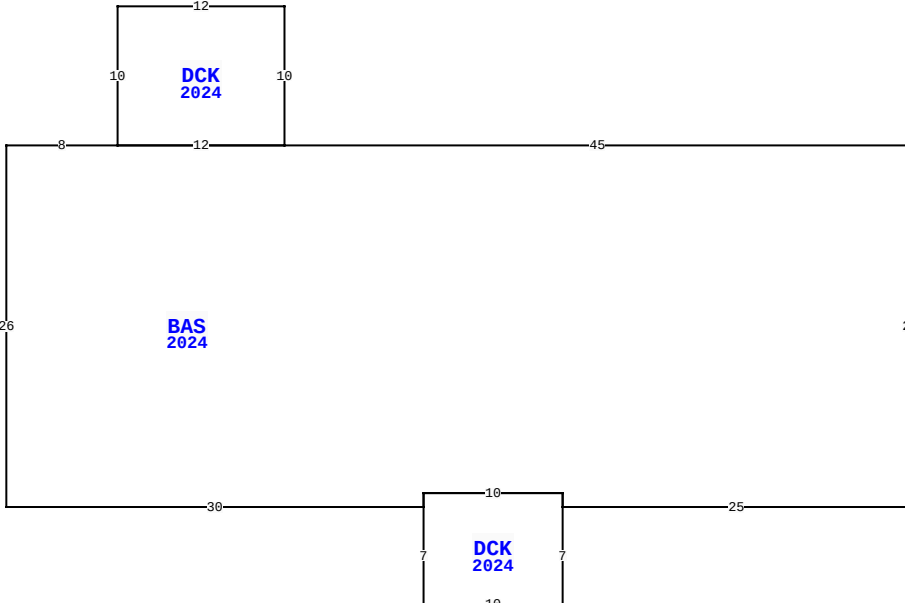


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		30	VINYL 100							0800	02	1,710	122.8000	104.38	178,490	1994	1994		0		0	70.00	30.00	STANDARD															
Roof Structur		03	GABLE/HIP 100							1 M/H 94+ - 100% - 2025										Heated Area: 1680										HX Base Yr 2025									
Roof Cover		12	MODULAR MT 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floor		14	CARPET 70																																				
Interior Floor		08	SHT VINYL 30																																				
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																																				
Quality		03	Quality Level 03																																				
DOR CODE		0200	MOBILE HOME																																				
MAP NUM							MKT AREA																		04														
NEIGHBORHOOD/LOC		4053.00																																					
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA			SUBAREA MARKET VALUE																															
	BAS	1,680	100	2024	1,680			52,607																															
	DCK	80	15	2024	12			376																															
	DCK	120	15	2024	18			564																															
TOTALS		1,880			1,710			53,547																															
EXTRA FEATURES										86143 MERRYLENE RD, YULEE										BLD DATE				LGL DATE		05/08/2025		MLU											
										XF DATE				LAND DATE				AG DATE																					
										INC 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																			