

**MIDWAY FERNANDINA MHP LLC/
1800 NEWPORT HILLS DRIVE E
NEWPORT BEACH, CA 92660**

00-00-30-044B-0093-0010

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 4 of 10										8
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		25		MOD METAL 100		0820		02		660		86.6000		73.61		48,583		1983		1995		0		0		70.00		30.00		VALUATION BY					STANDARD					
Roof Structur		01		FLAT 100		4		M/H 93-		0%		- 0				Heated Area: 660														Tax Group: 8					Tax Dist:					
Roof Cover		01		MINIMUM 100																										BUILDING MARKET VALUE					151,443					
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE					29,034					
Interior Floo		14		CARPET 90																										TOTAL LAND VALUE - MARKET					516,000					
Interior Floo		08		SHT VINYL 10																										TOTAL MARKET VALUE					696,477					
Air Condition		02		WINDOW 100																										SOH/AGL Deduction					0					
Heating Type		03		FORCED AIR 100																										ASSESSED VALUE					696,477					
Bedrooms				2 100																										TOTAL EXEMPTION VALUE					0					
Bathrooms				1 100																										BASE TAXABLE VALUE					696,477					
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					696,477					
Stories		0		0 100																										NCON VALUE					0					
Units				0 100																										INCOME VALUE										
																														PREVIOUS YEAR MKT VALUE					687,977					

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