

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		25	MOD METAL 100		0820	02	985	104.0000	88.40	87,074	1983	1990	0	0	0	70.00	30.00	VALUATION BY					STANDARD						
Roof Structur		03	GABLE/HIP 100		1 M/H 93- 0% - 2025													Heated Area: 910					HX Base Yr						
Roof Cover		12	MODULAR MT 100		14 65 14 29 36 30 10 10 30 30 BAS 1993 UOP 2015													BUILDING MARKET VALUE					26,122						
Interior Wall		04	PLYWOOD 50															TOTAL MARKET OB/XF VALUE					6,188						
Interior Wall		05	DRYWALL 50															TOTAL LAND VALUE - MARKET					90,000						
Interior Floo		13	LVT/LAMNT 100															TOTAL MARKET VALUE					122,310						
Air Condition		03	CENTRAL 100															SOH/AGL Deduction					0						
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE					122,310						
Bedrooms			2 100															TOTAL EXEMPTION VALUE					0						
Bathrooms			2 100															BASE TAXABLE VALUE					122,310						
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE					122,310						
Stories		1.	1. 100															NCON VALUE					0						
Units			0 100															INCOME VALUE											
BUD8 Adjustme		04	DIST 01 100		PREVIOUS YEAR MKT VALUE					113,826																			
Quality		03	Quality Level 03																										
DOR CODE		0200	MOBILE HOME																										
MAP NUM			MKT AREA												04														
NEIGHBORHOOD/LOC		4031.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	910	100	1993	910	24,133																								
UOP	300	25	2015	75	1,989																								
TOTALS		1,210			985	26,122																							
EXTRA FEATURES							96142 BLACKROCK 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													
2	0510	GARAGE WD-	0	0	34	26	884.00	SF	35.00	35.00	100	1970	1970	3	20	6,188													