

ROYAL THOMAS M & LAURA MICHELLE
85624 PHILLIPS RD
YULEE, CT 32097

38-3N-23-2073-0006-0000

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		05		AVERAGE 100		0820		02		1,456		122.6000		104.21		151,730		1984		2010		0		0		0		38.00		62.00		VALUATION BY									
Roof Structure		03		GABLE/HIP 100		1		M/H 93-		0%		0				Heated Area: 1344				HX Base Yr												STANDARD									
Roof Cover		12		MODULAR MT 100																												Tax Group: 4									
Interior Wall		04		PLYWOOD 70																												Tax Dist:									
Interior Wall		05		DRYWALL 30																												BUILDING MARKET VALUE									
Interior Floor		13		LVT/LAMNT 70																												TOTAL MARKET OB/XF VALUE									
Interior Floor		14		CARPET 30																												TOTAL LAND VALUE - MARKET									
Air Condition		03		CENTRAL 100																												TOTAL MARKET VALUE									
Heating Type		04		AIR DUCTED 100																												SOH/AGL Deduction									
Bedrooms				3 100																												ASSESSED VALUE									
Bathrooms				2 100																												TOTAL EXEMPTION VALUE									
Frame		02		WOOD FRAME 100																												BASE TAXABLE VALUE									
Stories		1.		1. 100																												TOTAL JUST VALUE									
Units				0 100																												NCON VALUE									
BUD8 Adjustme		04		DIST 01 100																												INCOME VALUE									
																																PREVIOUS YEAR MKT VALUE									
Quality		03		Quality Level 03																																					
DOR CODE		0200		MOBILE HOME																																					
MAP NUM				MKT AREA																												09									
NEIGHBORHOOD/LOC		9001		.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,344		100		1993		1,344		86,836																															
UOP		192		25		2009		48		3,101																															
USP		128		50		2009		64		4,135																															
TOTALS		1,664						1,456		94,073																															
EXTRA FEATURES																																									