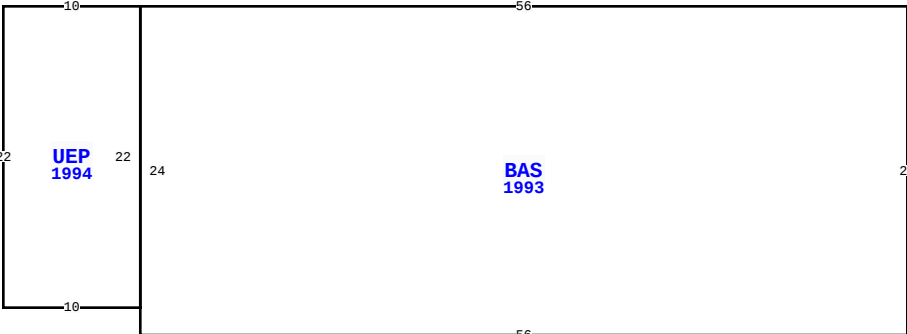


FROST HENRY A & ARLENE R
85359 ASHLEY AVE
YULEE, FL 32097

42-2N-27-4613-0008-0260

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	1,498	123.2000	104.72	156,871	1989	1989	0	0	0	70.00	30.00	VALUATION BY STANDARD												
RooF Structur	03	GABLE/HIP 100		1 M/H 93- 100% - 0 Heated Area: 1344 HX Base Yr													Tax Group: 4 Tax Dist:												
RooF Cover	12	MODULAR MT 100															BUILDING MARKET VALUE 47,061												
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 3,197												
Interior Floo	14	CARPET 80															TOTAL LAND VALUE - MARKET 90,000												
Interior Floo	08	SHT VINYL 20															TOTAL MARKET VALUE 140,258												
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 95,680												
Heating Type	04	AIR DUCTED 100		ASSESSED VALUE 44,578										TOTAL EXEMPTION VALUE HX HB 25,000															
Bedrooms		3 100												BASE TAXABLE VALUE 19,578															
Bathrooms		2 100												TOTAL JUST VALUE 140,258															
Frame	02	WOOD FRAME 100												NCON VALUE 0															
Stories	1.	1. 100												INCOME VALUE															
Units		0 100												PREVIOUS YEAR MKT VALUE 132,490															
</																													