



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	DP	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	05	AVERAGE 100	0800	02	1,064	122.2000	109.98	117,019	1998	1998	0	0	15	65.00	20.00	STANDARD													
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ 100% - 2021													Heated Area: 1064 HX Base Yr 2021													
Roof Cover	12	MODULAR MT 100	147614 BAS 1999																										
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 80																											
Interior Floor	08	SHT VINYL 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		2 100																											
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																											
NEIGHBORHOOD/LOC	4048.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,064	100	1999	1,064	23,404																								
TOTALS	1,064			1,064	23,404																								
EXTRA FEATURES					85175 BROOKE ST, YULEE										BLD DATE					LGL DATE					05/11/2026 MLU				
															XF DATE					LAND DATE									
															INC DATE					AG 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												
1	1242	WD DECK A	0	100	14	7	98.00	SF	10.00	10.00	100	1996	1996	3	20	196													
3	0754	FOP	0	100	8	10	80.00	SF	15.00	15.00	100	1998	1998	3	20	240													
4	0754	FOP	0	100	12	8	96.00	SF	15.00	15.00	100	1998	1998	3	20	288													
5	0350	CARPORT WD	0	100	20	20	400.00	SF	13.00	13.00	100	2002	2002	3	20	1,040													
LAND DESCRIPTION										TOTAL OB/XF										1,764									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000												