



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 04
NEIGHBORHOOD/LOC	4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,584	100
DCK	64	15
FSP	336	60
TOTALS	1,984	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,796	117.2000	99.62	178,918	1989	1989	0	0	70.00	30.00
1 M/H 93- 100% - 2024 Heated Area: 1584 HX Base Yr 2024											
TOTALS	1,984		1,796	53,675							

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 3	
VALUATION BY										STANDARD	
Tax Group: 4					Tax Dist:						
BUILDING MARKET VALUE					81,712						
TOTAL MARKET OB/XF VALUE					202						
TOTAL LAND VALUE - MARKET					90,000						
TOTAL MARKET VALUE					171,914						
SOH/AGL Deduction					13,963						
ASSESSED VALUE					157,951						
TOTAL EXEMPTION VALUE					HX HB		51,411				
BASE TAXABLE VALUE					106,540						
TOTAL JUST VALUE					171,914						
NCON VALUE					11,724						
INCOME VALUE											
PREVIOUS YEAR MKT VALUE					151,569						

WAYSON NICHOLAS DUANE
85188 FAYE RD
YULEE, FL 32097

2026

43-21-27-4048-0004-0020

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