



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	PAGE 1 of 1														
Exterior Wall	05	AVERAGE 70	0820	02	2,752	116.3000	98.86	272,063	1965	1985	0	0	0	70.00	30.00	VALUATION BY													
Exterior Wall	19	COMMON BRK 30	1 M/H 93- 100% - 2024													Heated Area: 2612													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2024													
Roof Cover	12	MODULAR MT 100																											
Interior Wall	04	PLYWOOD 50																											
Interior Wall	05	DRYWALL 50																											
Interior Floor	14	CARPET 80																											
Interior Floor	08	SHT VINYL 20																											
Air Condition	01	NONE 100																											
Heating Type	02	CONVECTION 100																											
Bedrooms		3 100																											
Bathrooms		2.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
BUD8 Adjustme	04	DIST 01 100																											
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	580	100	1993	580	17,202																								
BAS	2,032	100	1993	2,032	60,265																								
UGR	312	45	1993	140	4,152																								
TOTALS			2,924		2,752	81,619																							
EXTRA FEATURES						96073 CONNER LN, 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	0940	SHEDS/PORT	0 100	16	21	336.00	SF	30.00	30.00	100	1976	1976	3	20	2,016														
3	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1980	1980	3	20	384														
5	1242	WD DECK A	0 100	8	15	120.00	SF	10.00	10.00	100	1990	1990	3	20	240														
6	1242	WD DECK A	0 100	8	10	80.00	SF	10.00	10.00	100	1996	1996	3	20	160														
7	0351	CARPORT MT	0 100	22	32	704.00	SF	10.00	10.00	100	1999	1999	3	20	1,408														
9	1242	WD DECK A	0 100	10	8	80.00	SF	10.00	10.00	100	2000	2000	3	20	160														
10	1242	WD DECK A	0 100	6	8	48.00	SF	10.00	10.00	100	2000	2000	3	20	96														
11	0351	CARPORT MT	0 100	33	21	693.00	SF	10.00	10.00	100	2005	2005	3	21	1,455														
LAND DESCRIPTION						TOTAL OB/XF 5,919																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0008	RSF-1	0.00	0.00	1.60	AC		1.00	1.00	0.85	90,000.00	76,500.00	122,400												
REVIEW DATE 01/01/2023 BY CD Total Acres: 1.60 Total Land Value: 122,400 Market: 0 Agricultural: 0 Common: 122,400 PRINTED 07/09/2026 BY SYS																													