

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMNT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	4																		
Exterior Wall		30	VINYL 100			0800	02	1,710	122.8000		110.52		188,989	1994	1994	0	0	0	70.00	30.00	VALUATION BY														
Roof Structur		03	GABLE/HIP 100			1 M/H 94+ 100% - 2025										Heated Area: 1680										HX Base Yr 2025									
Roof Cover		12	MODULAR MT 100			12 10 10 8 12 45 26 30 25 7 10 DCK 2024 BAS 2024 DCK 2024																													
Interior Wall		05	DRYWALL 100																																
Interior Floo		14	CARPET 70																																
Interior Floo		08	SHT VINYL 30																																
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		4053.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,680	100	2024	1,680	55,702																														
DCK	80	15	2024	12	398																														
DCK	120	15	2024	18	597																														
TOTALS		1,880			1,710	56,697																													
EXTRA FEATURES										86143 MERRYLENE RD, 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																			