

LOTS 66 & 67
IN OR 2482/100
1987 SPRI DW/MH

PATTERSON LEE &/NORRIS KATHLEEN
10549 LAKE JASMINE DR
BOCA RATON, FL 33498

2023

06-1N-25-199S-0066-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,586	100	1,586	100,261
STP	50	10	5	316
UOP	264	25	66	4,172
UOP	392	25	98	6,195
TOTALS	2,292		1,755	110,944

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0510	GARAGE WD-	0	0	24	24			576.00	SF	35.00		
2	0810	CONCRETE A	0	0	9	10			90.00	SF	6.50		
3	0810	CONCRETE A	0	0	7	7			49.00	SF	6.50		
4	0810	CONCRETE A	0	0	4	6			24.00	SF	6.50		

LAND DESCRIPTION													
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
1	000102	C	SFR/MH	0	0005	OR	0.00	0.00	2.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,755	135.0800	87.80	154,089	1987	2012	0	0	0	28.00	72.00	
1 M/H 93- - 0% - 0 Heated Area: 1586 HX Base Yr													
44677 SWALLOWFORK AVE, CALLAHAN													

BLD DATE	03/30/2009	DJ	LGL DATE	
XF DATE			LAND DATE	05/26/2023
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		110,944	
TOTAL MARKET OB/XF VALUE		6,694	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		197,638	
SOH/AGL Deduction		33,564	
ASSESSED VALUE		164,074	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		164,074	
TOTAL JUST VALUE		197,638	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		149,158	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
146	MH MOVE-ON	0	04/06/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2482/0100	7/22/2021	SW	Q	I	01	180,000
GRANTOR: PIPELINE FINANCIAL SO						
GRANTEE: PATTERSON LEE & KAT						
2426/0486	1/15/2021	WD	U	V	37	56,000
GRANTOR: HOLBROOKS ELMER A & P						
GRANTEE: PIPELINE FINANCIAL						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2008] W24 UOP=[YR=2008] N10 W23 STP=[YR=2008] W5 S10 E5N10\$ S10 E1 S2 E8 U1 R3 E3 D1 R3 E3 N2 E2\$ W2 S2 W3 U1 L3 W3 D1 L3 W8 N2 W14 S27 E32 UOP=[YR=2008] S14 E28 N14 W28\$ E28 N27\$.													