

R497879

CORUM GODFREY F EST

2023

10-1N-25-2880-0002-0070

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		6																			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																					
Exterior Wall		02		WALL BOARD 100		0820		02		1,079		105.2000		68.38		73,782		1984		1989		0		0		70.00		30.00		VALUATION BY										STANDARD											
Roof Structur		03		GABLE/HIP 100		1		M/H 93-		- 0%		- 0		Heated Area: 924		HX Base Yr														Tax Group: 6										Tax Dist:											
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE										22,135											
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE										513											
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET										35,000											
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE										57,648											
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction										21,428											
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE										36,220											
Bedrooms				2 100																										TOTAL EXEMPTION VALUE										0											
Bathrooms				2 100																										BASE TAXABLE VALUE										36,220											
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE										57,648											
Stories		1.		1. 100																										NCON VALUE										0											
Units				0 100																										INCOME VALUE																					
BUD8 Adjustme		06		DIST 1D 100																										PREVIOUS YEAR MKT VALUE										51,670											
Quality		03		Quality Level 03																																															
DOR CODE		0200		MOBILE HOME																																															
MAP NUM				MKT AREA																																				08											
NEIGHBORHOOD/LOC				8025.00																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																											
BAS		924		100		924		18,955																																											
UCP		306		20		61		1,251																																											
UST		170		55		94		1,928																																											
TOTALS		1,400				1,079		22,135																																											
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		% COND		OB/XF MKT VALUE		NOTES																					
1		0940		SHEDS/PORT		0 0		8 8		64.00		SF		20.10		20.10		100		1985		1985		3		20		257																							
2		1242		WD DECK A		0 0		8 8		64.00		SF		10.00		10.00		100		2000		2000		3		20		128																							
3		1242		WD DECK A		0 0		8 8		64.00		SF		10.00		10.00		100		2000		2000		3		20		128																							