

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	02	MIN PLYWD	70
Interior Floor	08	SHT VINYL	30
Air Condition	01	NONE	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		N/A	100
Stories	0	0	100
Units		0	100
Quality	03	Quality Level	03
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,512	100	1,512
			SUBAREA MARKET VALUE
			29,543
TOTALS	1,512		1,512
			29,543

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0820	02	1,512	100.2000	65.13	98,477	1986	1986		0	0	70.00	30.00												
3 M/H 93- - 0% - 0			Heated Area: 1512			HX Base Yr																		
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS 2008</div> </div>																								
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>06/13/2023</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					06/13/2023	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			161,189
TOTAL MARKET OB/XF VALUE			5,807
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			241,996
SOH/AGL Deduction			50,459
ASSESSED VALUE			191,537
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			191,537
TOTAL JUST VALUE			241,996
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			174,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007780	CO ISSUED	0	07/31/2018
B26289	DEMOLITION	2,450	08/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0213/0094	7/21/1954	WD U	U	V	06	100
GRANTOR: MUNDY WALTER & LILA M						
GRANTEE: GRAY B L & JESSIE M						
0180/0250	2/19/1951	WD U	U	V	06	100
GRANTOR: MUNDY WALTER & LILA M						
GRANTEE: GRAY JESSIE MAE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W56 S27 E56 N27\$.	

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	11	13			20.10	100	1978	1978	3	20	575	
3	0510	GARAGE WD-	0	0	0	0			26.95	100	1950	1950	3	20	3,450	
5	0681	POLE SHED	0	0	26	13			15.00	100	2000	2000	3	29	1,470	
11	0350	CARPORT WD	0	0	12	10			13.00	100	1995	1995	3	20	312	

LAND DESCRIPTION													TOTAL OB/XF												
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	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	75,000								

