

LOT 36 EX R/W IN OR126/378
IN OR 2476/1729
2003 HMMT DW/MH

HOLBERT LAWRENCE
16268 NW 10TH ST
PEMBROKE PINES, FL 33028

2023

13-3N-23-2020-0036-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100

Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA
		09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	119,376
DCK	72	15	11	557
STR	20	10	2	101
STR	25	10	2	101
STR	25	10	2	101
UOP	90	25	22	1,115
UOP	180	25	45	2,280
TOTALS	2,768		2,440	123,632

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
4	0510	GARAGE WD-	0	0	28	32			896.00	SF	35.00
5	0940	SHEDS/PORT	0	0	12	14			168.00	SF	30.00
7	0500	FP-PRE FAB	0	0	0	0			2.00	UT	3,500.00
8	0811	CONCRETE B	0	0	30	24			720.00	SF	5.20
9	0803	ASPHALT C	0	0	260	10			2,600.00	SF	2.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	11.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,440	139.2000	97.44	237,754	2002	2002	0	0	0	48.00
1 M/H 94+ - 0% - 0											
Heated Area: 2356											
HX Base Yr											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
27210 BRUSSO FRANKLIN RD, HILLIARD											
05/19/2023 MLU											

TOTAL OB/XF											
20,633											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			123,632
TOTAL MARKET OB/XF VALUE			20,633
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			309,265
SOH/AGL Deduction			91,333
ASSESSED VALUE			217,932
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			217,932
TOTAL JUST VALUE			309,265
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			198,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2476/1729	6/25/2021	PR	U	I	19
GRANTOR: HOLBERT LAWRENCE P/R					
GRANTEE: HOLBERT LAWRENCE					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2002] W36 UOP=[YR=2008] N10 W9 S2 STR=[YR=2008] W5 S4 E5 N4\$ S8 E9\$ W40 S31 E18 UOP=[YR=2008] S6 E2 STR=[YR=2008] S5 E5 N5 W5\$ E16 DCK=[YR=2008] S6 E12 N1 STR=[YR=2008] E5 N5 W5 S5\$ N5 W12\$ E12 N6 W30\$ E58 N31\$.											