

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	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	0	0	100
Units		0	100
Quality	03	Quality Level 03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,560	100	1,560
			SUBAREA MARKET VALUE
			114,005
TOTALS	1,560		1,560
			114,005

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,560	116.0000	81.20	126,672	2016	2016	0	0	10.00	90.00	
1 M/H 94+ - 100% - 2022			Heated Area: 1560				HX Base Yr 2022					

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		132,245	
TOTAL MARKET OB/XF VALUE		14,904	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		307,149	
SOH/AGL Deduction		113,117	
ASSESSED VALUE		194,032	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		144,032	
TOTAL JUST VALUE		307,149	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		212,182	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165770	CO ISSUED	0	08/23/2016
MH165770	MH MOVE-ON	0	08/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/1066	1/06/2021	WD	Q	I	01	260,000
GRANTOR: LINDSEY JAMES & CHARL						
GRANTEE: JOLLY AARON C & ERI						
2060/0014	7/14/2016	QC	U	V	11	100
GRANTOR: SIMMONS WILLIAM MARTI						
GRANTEE: LINDSEY JAMES & CHA						

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	0351	CARPORT MT	0	100	42	20			6.30	100	2017	2017	3	82	4,339	
3	0810	CONCRETE A	0	100	24	16			6.50	100	2017	2017	3	97	2,421	
4	0300	BOAT DCK W	0	100	0	0			20.00	100	2019	2019	3	93	6,398	
5	1242	WD DECK A	0	100	15	12			10.00	100	2021	2021	3	97	1,746	
TOTALS													14,904			

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/22/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016] W52 S30 E52 N30\$.	

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	100	0007	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	160,000								

