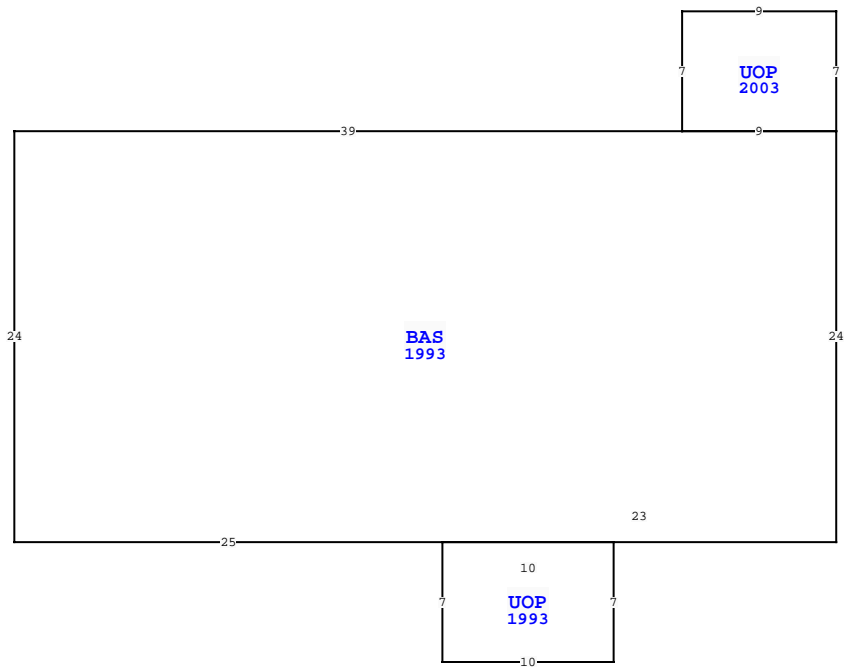


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	06	DIST 1D 100	
Quality	03	Quality Level 03	
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
BAS	1,152	100	1,152
UOP	70	25	18
UOP	63	25	16
TOTALS	1,285		1,186
			26,735

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,186	115.6000	75.14	89,116	1972	1972	0	0	70.00	30.00		
1 M/H 93- - 100% - 0													
Heated Area: 1152													
HX Base Yr													



NASSAU COUNTY PROPERTY				PAGE 1 of 3	6
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE			88,604		
TOTAL MARKET OB/XF VALUE			19,838		
TOTAL LAND VALUE - MARKET			116,130		
TOTAL MARKET VALUE			224,572		
SOH/AGL Deduction			108,961		
ASSESSED VALUE			115,611		
TOTAL EXEMPTION VALUE			HX HB WX SL 86,762		
BASE TAXABLE VALUE			28,849		
TOTAL JUST VALUE			224,572		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			143,274		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018302	XFOB	0	05/01/2001
B951571	ADDITION	510	01/01/1995
93576	ADDITION	2,088	11/11/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2639/977	5/15/2023	LE U		I	11	100
GRANTOR: CONNER HELEN						
GRANTEE: MUMFORD HARRY J & M						
0467/0169	9/01/1985	WD U	V			16,500
GRANTOR:						
GRANTEE:						

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
2	0681	POLE SHED	0 100	0	0	967.00	SF	15.00	15.00	100	1965	1965	3	20	2,901	
5	0510	GARAGE WD-	0 100	33	20	620.00	SF	35.00	35.00	100	1965	1965	3	20	4,340	
6	1242	WD DECK A	0 0	23	6	138.00	SF	10.00	10.00	100	1993	1993	3	20	276	
7	0752	USP	0 0	13	6	78.00	SF	15.00	15.00	100	1994	1994	3	23	269	
12	1242	WD DECK A	0 0	23	6	138.00	SF	10.00	10.00	100	1995	1995	3	20	276	
13	0680	POLE SHED	0 0	28	20	560.00	SF	10.00	10.00	100	1998	1998	3	27	1,512	
14	0810	CONCRETE A	0 0	0	0	136.00	SF	6.50	6.50	100	1996	1996	3	73	645	
15	0812	CONCRETE C	0 0	0	0	920.00	SF	4.00	4.00	100	1998	1998	3	77	2,834	
18	0810	CONCRETE A	0 0	0	0	180.00	SF	6.50	6.50	100	1998	1998	3	77	901	
19	0812	CONCRETE C	0 100	0	0	1,230.00	SF	4.00	4.00	100	2003	2003	3	84	4,133	

TOTAL OB/XF														18,087	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
			05/19/2023			MLU									

BUILDING NOTES													

BUILDING DIMENSIONS													
UOP=[YR=2003] W9 S7 BAS=[YR=1993] W39 S24 E25 UOP=[YR=1993] S7 E10 N7 W10\$ E23 N24 W9\$ E9 N7\$.													

LAND DESCRIPTION														TOTAL OB/XF											18,087				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	11.06	AC		1.00	1.00	0.70	15,000.00	10,500.00	116,130												



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 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		3 100	
Bathrooms		1 100	
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	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	864	100	864
			SUBAREA MARKET VALUE
			32,514
TOTALS	864		864
			32,514

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	864	112.0000	78.40	67,738	2000	2000	0	0	52.00	48.00		
4 M/H 94+ - 0% - 0 Heated Area: 864 HX Base Yr													
2400 JIMMY CONNER PL, BRYCEVILLE													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/19/2023 MLU	

NASSAU COUNTY PROPERTY		PAGE 2 of 3	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		88,604	
TOTAL MARKET OB/XF VALUE		19,838	
TOTAL LAND VALUE - MARKET		116,130	
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ASSESSED VALUE		115,611	
TOTAL EXEMPTION VALUE		HX HB WX SL 86,762	
BASE TAXABLE VALUE		28,849	
TOTAL JUST VALUE		224,572	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		143,274	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2639/977	5/15/2023	LE U	I	11		100
GRANTOR: CONNER HELEN						
GRANTEE: MUMFORD HARRY J & M						
0467/0169	9/01/1985	WD U	V			16,500
GRANTOR:						
GRANTEE:						

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
20	0940	SHEDS/PORT	0 0	16	12	192.00	SF	20.10	20.10	100	2002	2002	3	21	810	
22	1242	WD DECK A	0 0	12	6	72.00	SF	10.00	10.00	100	1996	1996	3	20	144	
23	0940	SHEDS/PORT	0 100	8	8	64.00	SF	20.10	20.10	100	2000	2000	3	20	257	
24	0681	POLE SHED	0 100	15	12	180.00	SF	15.00	15.00	100	1991	1991	3	20	540	
TOTAL OB/XF 1,751																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W36 S24 E36 N24\$.	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

