

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floo Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units

12 MODULAR MT 100 DRYWALL 100 LVT/LAMNT 100 CENTRAL 100 AIR DUCTED 100 3 100 2 100 WOOD FRAME 100 0 0 100 0 100

Quality03 Quality Level 03

DOR CODE0200 MOBILE HOME

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9001.00

ACTIONTYPEAREA TOTALGROSSAREAPCTOFBASETOTADJAREASUBAREAMARKETVALUEBASUOP1,21664100251,2161643,615574

TOTALS1,2801,23244,189

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSGRUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDDTOT ADJUINIT PRICELAND VALUETHOTER ADJUSTMENTS AND NOTESTHEAR DENSITYDECLFRZYRCONSRV

REVIEW DATE12/09/2021BY TWTotal Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0800021,232122.000085.40105,213199719970058.0042.00

M/H 94+ - 100% - 2023Heated Area: 1216HX Base Yr 2023

BAS 2021

UOP 2021

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY

STANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE44,189

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET95,000

TOTAL MARKET VALUE139,189

SOH/AGL Deduction0

ASSESSED VALUE139,189

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE89,189

TOTAL JUST VALUE139,189

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE116,333

Sales Data

OFF RECORD NumberDATETYPEINSTQU / V IRSNCDSALE PRICE

2578/19227/20/2022FJUII110

GRANTOR: CLERK OF COURT

GRANTEE: CONNER BRIANNA NICOLAND DATE

2402/174310/20/2020QCUVI11100

GRANTOR: CONNER JOSHUA A

GRANTEE: SHEPARD DAVID K & B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S16 E46 UOP=[YR=2021] S8 E8 N8 W8\$ E30 N16\$.