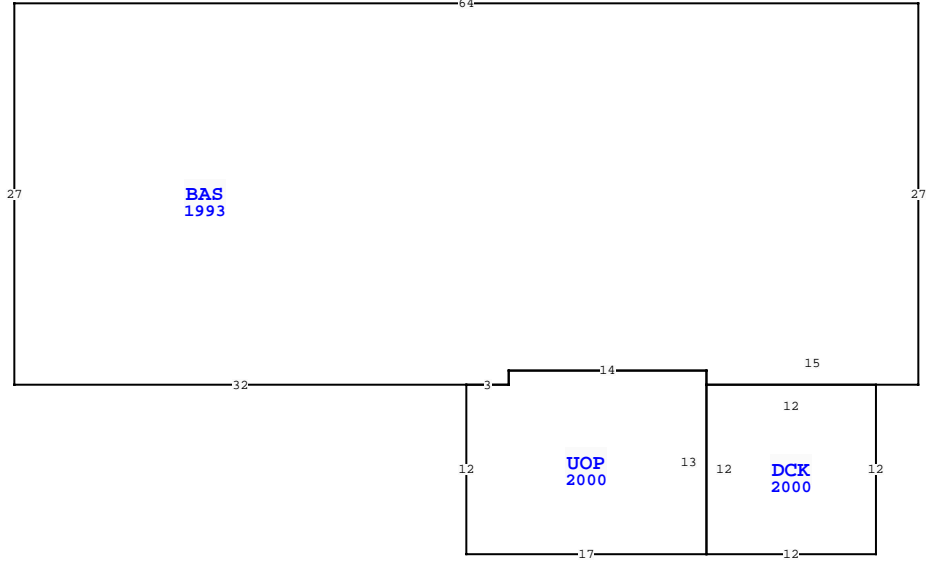


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	13	LVT/LAMNT	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0 100	
Quality	06	Quality Level 06	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,714	100	1,714
DCK	144	15	22
UOP	218	25	54
			SUBAREA MARKET VALUE
			182,490
			2,343
			5,750
TOTALS	2,076		1,790
			190,581

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	
0820	02	1,790	156.0000	101.40	181,506	1993	2015	0	0	105	15.00	105.00	
1 M/H 93- - 100% - 2022 Heated Area: 1714 HX Base Yr 2022													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			190,581
TOTAL MARKET OB/XF VALUE			11,762
TOTAL LAND VALUE - MARKET			78,750
TOTAL MARKET VALUE			281,093
SOH/AGL Deduction			122,981
ASSESSED VALUE			158,112
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			108,112
TOTAL JUST VALUE			281,093
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			198,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/1359	6/07/2023	WD	U	I	16	100
GRANTOR: POTTENGER JANELLA L						
GRANTEE: POTTENGER JANELLA L						
2523/0424	12/17/2021	WD	Q	I	02	255,000
GRANTOR: ADAMS SUSAN J						
GRANTEE: POTTENGER VERNON &						

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1993	1993	3	76	2,660	
2	1242	WD DECK A	0	100	24	12		288.00	SF 10.00	100	1999	1999	3	20	576	
3	0681	POLE SHED	0	100	32	24		768.00	SF 15.00	100	2000	2000	3	29	3,341	
4	0810	CONCRETE A	0	100	0	0		96.00	SF 6.50	100	2001	2001	3	82	512	
5	0811	CONCRETE B	0	100	52	18		936.00	SF 5.20	100	2015	2015	3	96	4,673	
														TOTAL OB/XF	11,762	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W64 S27 E32 UOP=[YR=2000] S12 E17			
DCK=[YR=2000] E12 N12 W12 S12\$ N13 W14 S1 W3\$ E3 N1 E14 S1 E15 N27\$.			

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	3.15	AC		1.00	1.00	1.00	25,000.00	25,000.00	78,750							