



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 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		2 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Quality		03 Quality Level 03		
DOR CODE		0200 MOBILE HOME		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC		8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	958	100	958	21,782
BAS	98	100	98	2,228
BAS	120	100	120	2,729
BAS	264	100	264	6,003
FOP	144	30	43	978
TOTALS	1,584		1,483	33,719

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,483	116.6000	75.79	112,397	1972	1972	0	0	0 70.00	30.00
1 M/H 93- - 100% - 2019 Heated Area: 1440 HX Base Yr 2019											
BLD DATE						LGL DATE					
XF DATE						LAND DATE	06/13/2023				
INC DATE						AG DATE					

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 6								Tax Dist:				
BUILDING MARKET VALUE								33,719				
TOTAL MARKET OB/XF VALUE								0				
TOTAL LAND VALUE - MARKET								30,000				
TOTAL MARKET VALUE								63,719				
SOH/AGL Deduction								29,629				
ASSESSED VALUE								34,090				
TOTAL EXEMPTION VALUE								HX HB		25,000		
BASE TAXABLE VALUE								9,090				
TOTAL JUST VALUE								63,719				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								51,900				