



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	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

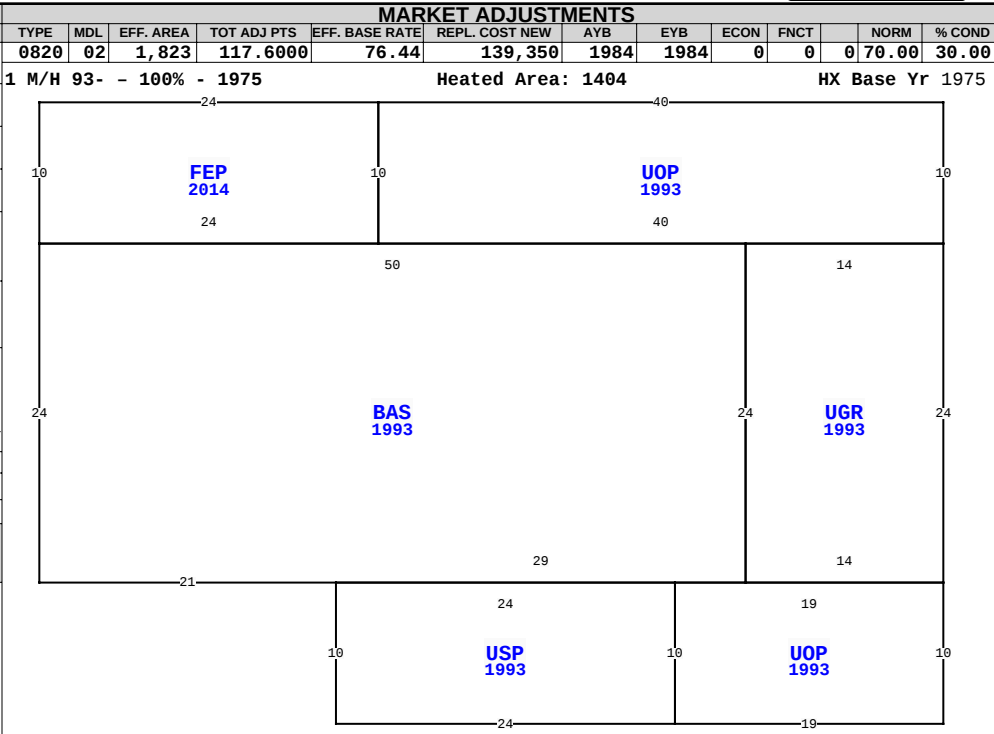
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	27,518
FEP	240	85	204	4,678
UGR	336	45	151	3,463
UOP	190	25	48	1,101
UOP	400	25	100	2,293
USP	240	50	120	2,752

TOTALS	2,606		1,823	41,805
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	
5	1242	WD DECK A	0	100	13	13	169.00	SF	10.00	10.00	
6	0811	CONCRETE B	0	100	54	10	540.00	SF	5.20	5.20	
7	0681	POLE SHED	0	100	15	15	225.00	SF	15.00	15.00	
8	0681	POLE SHED	0	100	16	14	224.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	4.86	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU

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
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1986	1986	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	
5	1242	WD DECK A	0	100	13	13	169.00	SF	10.00	10.00	100	1995	1995	3	20	338	
6	0811	CONCRETE B	0	100	54	10	540.00	SF	5.20	5.20	100	1984	1984	3	47	1,320	
7	0681	POLE SHED	0	100	15	15	225.00	SF	15.00	15.00	100	1997	1997	3	26	878	
8	0681	POLE SHED	0	100	16	14	224.00	SF	15.00	15.00	100	1997	1997	3	26	874	

TOTAL OB/XF											
15,410											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		41,805	
TOTAL MARKET OB/XF VALUE		15,410	
TOTAL LAND VALUE - MARKET		121,500	
TOTAL MARKET VALUE		178,715	
SOH/AGL Deduction		101,890	
ASSESSED VALUE		76,825	
TOTAL EXEMPTION VALUE		52,750	
BASE TAXABLE VALUE		24,075	
TOTAL JUST VALUE		178,715	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		116,700	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95945	MH MOVE-ON	0	06/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0122/0574	1/01/1972	TA	Q	V		5,500	

GRANTOR:							
GRANTEE:							

BUILDING NOTES							
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BUILDING DIMENSIONS							
UOP=[YR=1993] W40 FEP=[YR=2014] W24 S10 BAS=[YR=1993] S24 E21 USP=[YR=1993] S10 E24UOP=[YR=1993] E19 N10 UGR=[YR=1993] N24 W14 S24 E14\$ W19 S10\$ N10 W24\$ E29 N24 W50\$ E24 N10\$ S10 E40 N10\$.							