



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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 80
Interior Floo	08	SHT VINYL 20
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

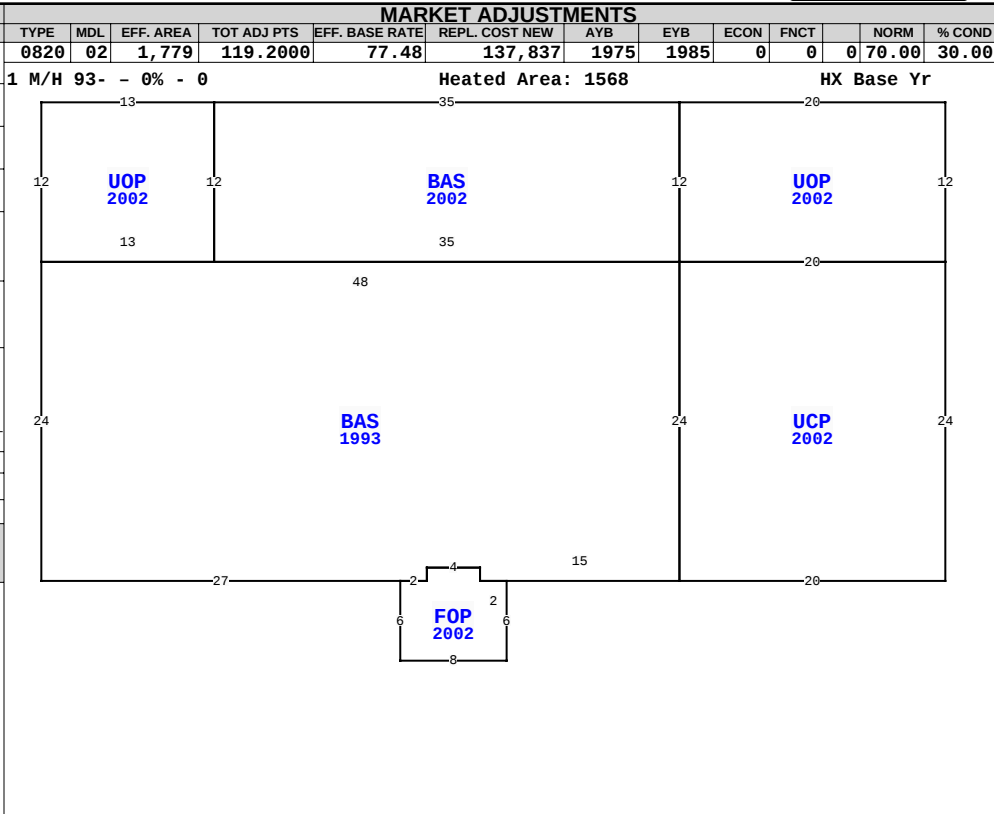
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,148	100	1,148	26,684
BAS	420	100	420	9,763
FOP	52	30	16	372
UCP	480	20	96	2,231
UOP	156	25	39	907
UOP	240	25	60	1,395

TOTALS	2,496		1,779	41,351
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	16	10	160.00	SF	19.50	19.50	
2	0810	CONCRETE A	0	0	0	0	440.00	SF	6.50	6.50	
3	0351	CARPORT MT	0	0	36	12	432.00	SF	10.00	10.00	
4	0351	CARPORT MT	0	0	24	12	288.00	SF	10.00	10.00	
6	0810	CONCRETE A	0	0	26	12	312.00	SF	6.50	6.50	
8	0532	STBL WD FL	0	0	48	48	2,304.00	SF	50.00	50.00	
9	0940	SHEDS/PORT	0	0	12	18	216.00	SF	20.10	20.10	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0		OR	0.00	0.00	8.72	AC	



TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 1	Tax Dist:										
BUILDING MARKET VALUE	41,351										
TOTAL MARKET OB/XF VALUE	29,500										
TOTAL LAND VALUE - MARKET	156,960										
TOTAL MARKET VALUE	227,811										
SOH/AGL Deduction	78,699										
ASSESSED VALUE	149,112										
TOTAL EXEMPTION VALUE	0										
BASE TAXABLE VALUE	149,112										
TOTAL JUST VALUE	227,811										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	197,572										

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2482/0122	6/21/2021	WD	U	I	11	100			
GRANTOR: CALLAHAN LLC & CJD RE									
GRANTEE: DOG RIVER LLC									
1939/1454	1/28/2013	QC	U	I	11	0			
GRANTOR: L & M CAPITAL HOLDING									
GRANTEE: DOG RIVER LLC									

BUILDING NOTES											

BUILDING DIMENSIONS											
UOP=[YR=2002] W20 BAS=[YR=2002] W35 UOP=[YR=2002] W13 S12 BAS=[YR=1993] S24 E27 FOP=[YR=2002] S6 E8 N6 W2 N1 W4 S1 W2 \$ E2 N1 E4 S1E15 UCP=[YR=2002] E20 N24 W20 S24 \$ N24 W48 \$ E13 N12 \$ S12 E35 N12 \$ S12 E20 N12 \$.											