

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
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 Units	0	0 100 0 100		
Quality	05	Quality Level 05		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4005	.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,952	100	1,952	96,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,952	141.1200	98.78	192,819	2001	2001	0	0	0 50.00	50.00
1 M/H 94+ - 100% - 2002 Heated Area: 1952 HX Base Yr 2002											
BAS 2001											

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		96,410	
TOTAL MARKET OB/XF VALUE		744	
TOTAL LAND VALUE - MARKET		114,750	
TOTAL MARKET VALUE		211,904	
SOH/AGL Deduction		132,094	
ASSESSED VALUE		79,810	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		24,810	
TOTAL JUST VALUE		211,904	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		148,461	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	I I	V V	RSN CD	SALE PRICE
1040/1738	3/01/2002	WD	U	I	I	07	100
GRANTOR:KELLEY STEPHEN & BERN							
GRANTEE:KEY FAYE S & DEBORA							
1022/0453	11/30/2001	WD	U	I	I	13	47,500
GRANTOR:KELLEY STEPHEN & BERN							
GRANTEE:KEY FAYE S OR DEBOR							

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W61 S32 E61 N32 \$.

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	0810	CONCRETE A	0 100	2	13	26.00	SF	6.50	6.50	100	1985	1985	3	49.5	84	
2	0810	CONCRETE A	0 100	10	29	290.00	SF	6.50	6.50	100	1980	1980	3	35	660	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		OR	0.00	0.00	1.53	AC		1.00	1.00	1.00	75,000.00	75,000.00	114,750							

TOTAL OB/XF

744

REVIEW DATE

03/10/2022

BY

KWA

Total Acres: 1.53

Total Land Value: 114,750

Market: 0

Agricultural: 0

Common: 114,750

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