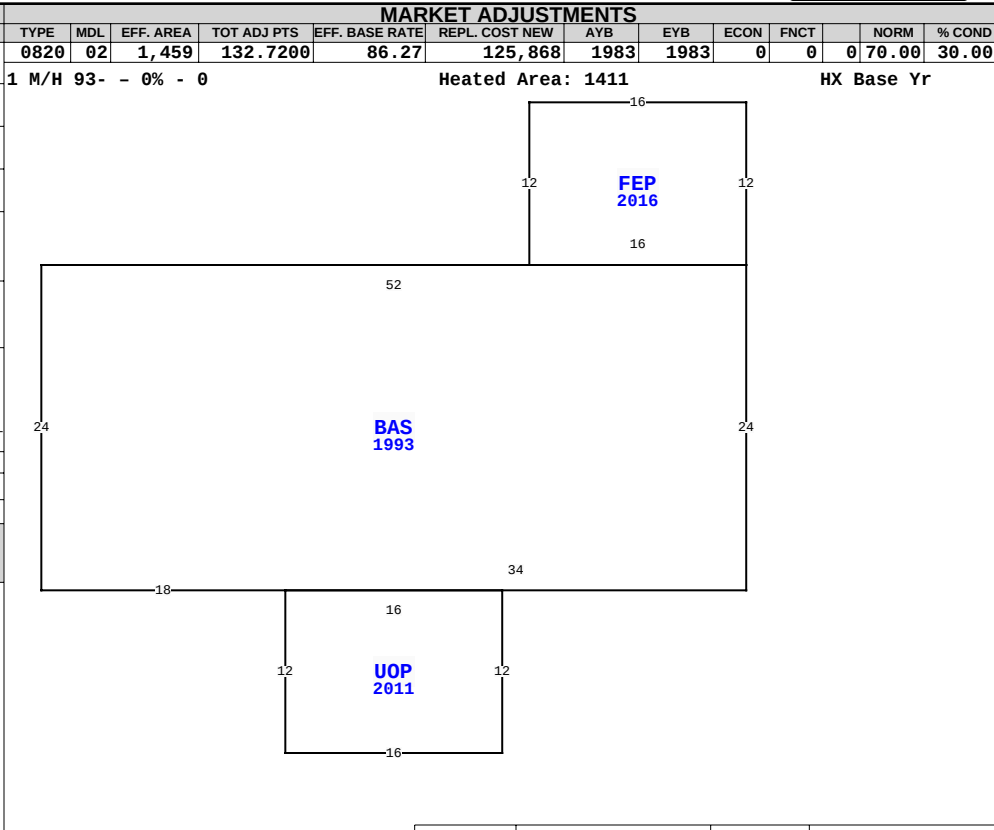




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

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	1,248	100	1,248	32,300
FEP	192	85	163	4,219
UOP	192	25	48	1,242
TOTALS	1,632		1,459	37,760



BLD DATE		LGL DATE	05/30/2023	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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	0511	GARAGE CB-	0	0	24	26			624.00	SF	40.00	1989	1989	3	59.5	14,851
2	0810	CONCRETE A	0	0	20	12			240.00	SF	6.50	1989	1989	3	59.5	928

LAND DESCRIPTION										TOTAL OB/XF										15,779	
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	LA VA				
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	75,000.00	75,000.00					

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		37,760			
TOTAL MARKET OB/XF VALUE		15,779			
TOTAL LAND VALUE - MARKET		90,000			
TOTAL MARKET VALUE		143,539			
SOH/AGL Deduction		56,096			
ASSESSED VALUE		87,443			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		87,443			
TOTAL JUST VALUE		143,539			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		95,044			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5732	GARAGE	10,608	05/15/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0340/0733	7/01/1981	WD	Q	V		6,400

GRANTOR:	
GRANTEE:	

BUILDING DIMENSIONS						
FEP=[YR=2016]	N12	W16	S12	E16	BAS=[YR=1993]	W52 S24 E18
UOP=[YR=2011]	S12	E16	N12	W16	\$ E34	N24 \$.