



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
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 Units	1.	1. 100 0 100		
Quality	03	Quality Level 03		
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	960	100	960	38,083
USP	200	50	100	3,967
TOTALS	1,160		1,060	42,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,060	123.2000	86.24	91,414	1999	1999	0	0	54.00	46.00

1 M/H 94+ - 0% - 0

Heated Area: 960

HX Base Yr

BAS
2006

USP
2006

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		42,050	
TOTAL MARKET OB/XF VALUE		432	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		117,482	
SOH/AGL Deduction		27,460	
ASSESSED VALUE		90,022	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		90,022	
TOTAL JUST VALUE		117,482	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		81,838	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U I	V I	RSN CD	SALE PRICE
2647/72	6/06/2023	QC	U	I	11	100

GRANTOR: FOSTER PAULA STERLING

GRANTEE: FOSTER JERRY MICHAEL

2434/0093	2/12/2021	QC	U	I	11	100
-----------	-----------	----	---	---	----	-----

GRANTOR: STERLING HENRY R SR

GRANTEE: FOSTER PAULA S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W40 S24 E10 USP=[YR=2006] S10 E20 N10 W20\$ E30 N24\$.

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	1242	WD DECK A	0	0	10	16	160.00	SF	10.00	100	2005	2005	3	27	432	

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

TOTAL OB/XF

432

REVIEW DATE 05/15/2017 BY KWX Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS