



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	08	SHT VINYL 100
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

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	83,257
DCK	170	15	26	1,095
TOTALS	2,146		2,002	84,353

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0937	WELL	0	0	0	1.00	UT	6,000.00	6,000.00
2	0936	SEPTC TANK	0	0	0	1.00	UT	6,000.00	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0		OR	0.00	0.00	7.95

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0800	02	2,002	125.4000	87.78	175,736	2000	2000	0	0
1 M/H 94+ - 0% - 2023					Heated Area: 1976	HX Base Yr			

10

17

10

44

32

26

76

58240 COOPERS NECK RD, HILLIARD					BLD DATE					LGL DATE		04/30/2008 JWKW	
					XF DATE					LAND DATE			
					INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	6,000.00	6,000.00	100	2016	2016	3	100	6,000				
1.00	UT	6,000.00	6,000.00	100	2016	2016	3	100	6,000				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		84,353	
TOTAL MARKET OB/XF VALUE		12,000	
TOTAL LAND VALUE - MARKET		143,100	
TOTAL MARKET VALUE		239,453	
SOH/AGL Deduction		0	
ASSESSED VALUE		239,453	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		239,453	
TOTAL JUST VALUE		239,453	
NCON VALUE		96,353	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		213,362	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165755	CO ISSUED	0	01/19/2017
MH165755	MH MOVE-ON	0	07/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1953/1352	12/19/2014	WD	Q	V	01	49,000	
GRANTOR: MELTON JOSEPH JR ETAL							
GRANTEE: ROSS GARY H							
0825/1152	3/09/1998	WD	U	V	18	100	
GRANTOR: MELTON MARIE HERRING							
GRANTEE: MELTON JOSEPH JR ET							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W32 DCK=[YR=2021] N10 W17 S10 E17\$ W44 S26 E76 N26\$.									