



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	AL SIDING 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	08	SHT VINYL 50	
Interior Floor	14	CARPET 50	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Quality	03	Quality Level 03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	460	100	460
USP	128	50	64
TOTALS	588		524

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0820	02	524	94.0000	61.10	32,016	1962	1975	0	0	70.00	30.00														
1 M/H 93- - 0% - 0																									
Heated Area: 460																									
HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>06/20/2023</td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				06/20/2023		
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			06/20/2023																						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		9,605	
TOTAL MARKET OB/XF VALUE		5,683	
TOTAL LAND VALUE - MARKET		67,200	
TOTAL MARKET VALUE		82,488	
SOH/AGL Deduction		37,297	
ASSESSED VALUE		45,191	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		45,191	
TOTAL JUST VALUE		82,488	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		60,305	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/1572	1/16/2007	WD	U	I	01	100
GRANTOR: MILLS CURTIS						
GRANTEE: MILLS ROBERT W & AM						

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	0510	GARAGE WD-	0	0	32	18	576.00	SF	35.00	35.00	100	1980	1980	3	20	4,032			
2	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1989	1989	3	20	864			
3	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	2017	2017	3	82	787			
TOTALS														588		524		9,605	

BUILDING NOTES			

BUILDING DIMENSIONS	
BAS=[YR=1993] W46 S10 USP=[YR=1993] S8 E16 N8 W16 \$ E46 N10 \$	

LAND DESCRIPTION										TOTAL OB/XF														
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	0		RMH	150.00	150.00	0.56	AC		1.00	1.00	1.50	80,000.00	120,000.00	67,200							