



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	06	VINYL ASB 100	
Air Condition	01	NONE 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Quality	01	Quality Level 01	
DOR CODE		0200 MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4053.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	360	100	360
BAS	736	100	736
UOP	100	25	25
TOTALS	1,196		1,121
			12,262

MARKET ADJUSTMENTS																																	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																						
0820	02	1,121	56.1000	36.46	40,872	1971	1971	0	0	70.00	30.00																						
1 M/H 93- - 0% - 0 Heated Area: 1096 HX Base Yr																																	
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>360</td> <td>100</td> <td>360</td> <td>3,938</td> </tr> <tr> <td>BAS</td> <td>736</td> <td>100</td> <td>736</td> <td>8,051</td> </tr> <tr> <td>UOP</td> <td>100</td> <td>25</td> <td>25</td> <td>274</td> </tr> </tbody> </table>														AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	360	100	360	3,938	BAS	736	100	736	8,051	UOP	100	25	25	274
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	360	100	360	3,938																													
BAS	736	100	736	8,051																													
UOP	100	25	25	274																													

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY	STANDARD				
Tax Group: 4	Tax Dist:				
BUILDING MARKET VALUE	12,262				
TOTAL MARKET OB/XF VALUE	3,039				
TOTAL LAND VALUE - MARKET	133,600				
TOTAL MARKET VALUE	148,901				
SOH/AGL Deduction	69,129				
ASSESSED VALUE	79,772				
TOTAL EXEMPTION VALUE	0				
BASE TAXABLE VALUE	79,772				
TOTAL JUST VALUE	148,901				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	109,302				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1669/0572	3/29/2010	QC	U	I	11	100
GRANTOR: BYRUM GERALDINE C WIN						
GRANTEE: DANIEL ROBERT K III						
0145/0592	5/11/1973	WD	U	I	01	100
GRANTOR: JOHNS JERREL J						
GRANTEE: JOHNS GERALDINE C						

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	0940	SHEDS/PORT	0	0	13	15			20.10	100	1960	1960	3	20	784	
2	0351	CARPORT MT	0	0	22	13			5.90	100	1960	1960	3	20	337	
3	0940	SHEDS/PORT	0	0	14	20			20.10	100	1970	1970	3	20	1,126	
4	0681	POLE SHED	0	0	20	10			15.00	100	1990	1990	3	20	600	
5	1242	WD DECK A	0	0	12	8			10.00	100	1990	1990	3	20	192	
														TOTAL OB/XF		3,039

BUILDING NOTES			

BUILDING DIMENSIONS			
UOP=[YR=1993] W10 BAS=[YR=1993] W36 S10 BAS=[YR=1993] S16 E46 N16 W46\$ E36 N10\$ S10 E10 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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.67	AC		1.00	1.00	1.00	80,000.00	80,000.00	133,600							