



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 90	
Interior Floor	14	CARPET 10	
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	06	Quality Level 06	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,664	100	1,664
			SUBAREA MARKET VALUE
			174,191
TOTALS	1,664		1,664
			174,191

MARKET ADJUSTMENTS																													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
2	M/H	94+	- 100%	- 2018																									
				Heated Area: 1664			HX Base Yr 2018																						
<table border="1"> <thead> <tr> <th>BLD DATE</th> <td>10/30/2019</td> <th>KKA</th> <td></td> <th>LGL DATE</th> <td></td> </tr> <tr> <th>XF DATE</th> <td>10/30/2019</td> <th>KKA</th> <td></td> <th>LAND DATE</th> <td>10/30/2019</td> </tr> <tr> <th>INC DATE</th> <td></td> <td></td> <td></td> <th>AG DATE</th> <td></td> </tr> </thead> </table>												BLD DATE	10/30/2019	KKA		LGL DATE		XF DATE	10/30/2019	KKA		LAND DATE	10/30/2019	INC DATE				AG DATE	
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			174,191
TOTAL MARKET OB/XF VALUE			28,562
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			282,753
SOH/AGL Deduction			86,317
ASSESSED VALUE			196,436
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			146,436
TOTAL JUST VALUE			282,753
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			194,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007079	CO ISSUED	0	06/01/2021
B1328033	24X30FST	29,246	11/01/2013
94-1002	ADDITION	1,088	05/06/1994
5688	XFOB	1,360	05/01/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2414/0915	12/07/2020	WD	U	I	11	100
GRANTOR: CARTER CARLTON L & BE						
GRANTEE: CARTER CARLTON L &						
1866/0900	7/08/2013	QC	U	I	11	100
GRANTOR: MCKINNON LINDA N						
GRANTEE: CARTER CARLTON LEE						

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
2	0940	SHEDS/PORT	0 100	20	12	240.00	SF	20.10	20.10	100	2011	2011	3	55	2,653	
3	0510	GARAGE WD-	0 100	30	24	720.00	SF	35.00	35.00	100	2014	2014	3	78	19,656	
4	0811	CONCRETE B	0 100	20	30	600.00	SF	5.20	5.20	100	2014	2014	3	95	2,964	
5	0681	POLE SHED	0 100	18	14	252.00	SF	15.00	15.00	100	2017	2017	3	87	3,289	
TOTAL OB/XF 28,562																

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2021] W52 S32 E52 N32\$.											

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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							