



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100

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Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	04
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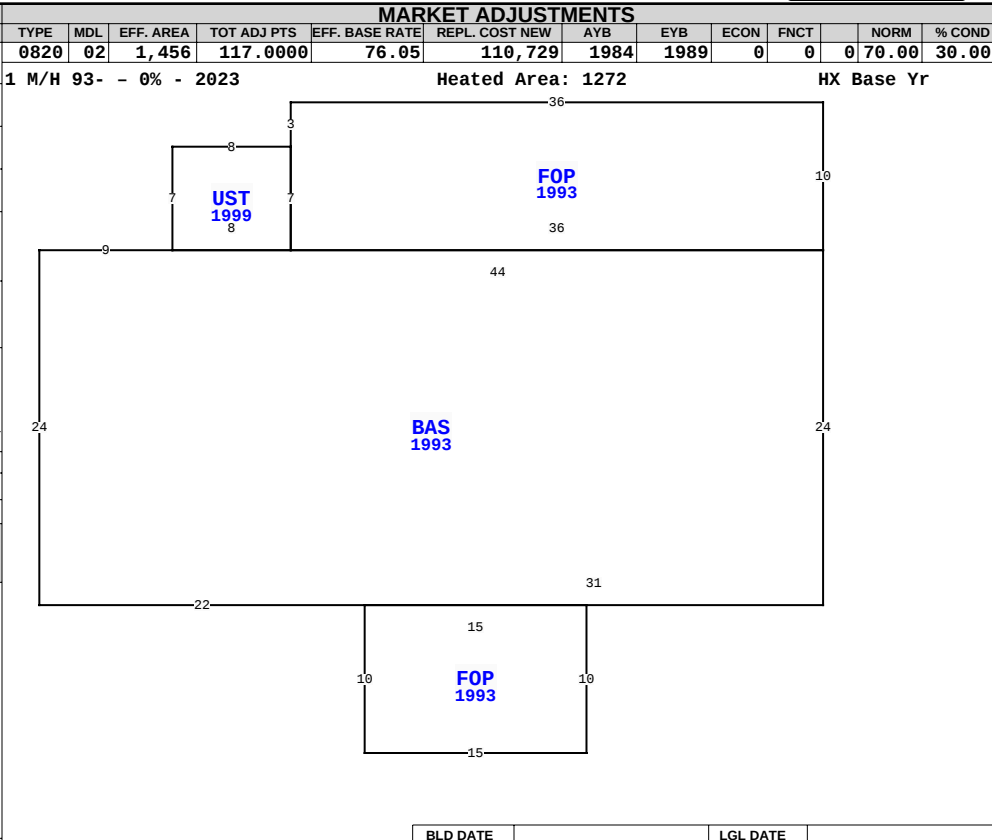
NEIGHBORHOOD/LOC	4048.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1,272	29,021
FOP	150	30	45	1,027
FOP	360	30	108	2,464
UST	56	55	31	707
TOTALS	1,838		1,456	33,219

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0350	CARPORT WD	0	0	0	0	540.00	SF	13.00	13.00	100	1984	1984	3	20	1,404	
3	0351	CARPORT MT	0	0	11	10	110.00	SF	6.60	6.60	100	1993	1993	3	20	145	
4	0350	CARPORT WD	0	0	20	10	200.00	SF	13.00	13.00	100	1997	1997	3	20	520	
5	1242	WD DECK A	0	0	0	0	58.00	SF	10.00	10.00	100	1990	1990	3	20	116	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000102	C



TOTAL OB/XF																	2,185
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		33,219			
TOTAL MARKET OB/XF VALUE		2,185			
TOTAL LAND VALUE - MARKET		80,000			
TOTAL MARKET VALUE		115,404			
SOH/AGL Deduction		0			
ASSESSED VALUE		115,404			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		115,404			
TOTAL JUST VALUE		115,404			
NCON VALUE		35,403			
INCOME VALUE		86,065			
PREVIOUS YEAR MKT VALUE		86,065			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17	REPAIR/RRF	1,200	04/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2652/37	6/29/2023	WD	Q	I	01	135,000	
GRANTOR: TURNER JENNIE LEE							
GRANTEE: ALOHOMORA LLC							
2592/1183	9/21/2022	QC	U	I	11	100	
GRANTOR: MAULDIN JAMES							
GRANTEE: TUNRER JENNIE LEE							

BUILDING NOTES																
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BUILDING DIMENSIONS																
FOP=[YR=1993] W36 S3 UST=[YR=1999] W8 S7 BAS=[YR=1993] W9 S24 E22 FOP=[YR=1993] S10 E15 N10 W15\$ E31 N24 W44\$ E8 N7\$ S7 E36 N10\$.																