

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	08	SHT VINYL 50	
Interior Floo	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
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	4003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	840	100	840
DCK	880	15	132
			SUBAREA MARKET VALUE
			15,725
			2,471
TOTALS	1,720		972
			18,196

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0820	02	972	96.0000	62.40	60,653	1984	1984	0	0	70.00	30.00														
1 M/H 93- - 0% - 0 Heated Area: 840 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>05/25/2023</td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/25/2023		
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			05/25/2023																						

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 4	Tax Dist:				
BUILDING MARKET VALUE				18,196	
TOTAL MARKET OB/XF VALUE				2,074	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				70,270	
SOH/AGL Deduction				30,389	
ASSESSED VALUE				39,881	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				39,881	
TOTAL JUST VALUE				70,270	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				49,353	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0307/0195	12/01/1979	WD	U	V		100
GRANTOR:						
GRANTEE:						
0167/0305	1/01/1974	CD	Q	V		3,295
GRANTOR:						
GRANTEE:						

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	16	16		20.10	20.10	100	1986	1986	3	20	1,029	
2	0680	POLE SHED	0	0	11	16		10.00	10.00	100	1994	1994	3	23	405	
3	0680	POLE SHED	0	0	12	16		10.00	10.00	100	1994	1994	3	23	442	
4	0751	UOP	0	0	9	5		10.00	10.00	100	2005	2005	3	44	198	

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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE																								
06/27/2017 BY kw Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																								