



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	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
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	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	SUBAREA MARKET VALUE
BAS	1,064	100	30,552
FSP	320	60	5,513
UEP	336	70	6,748
UOP	144	25	1,034
USP	168	50	2,412
TOTALS	2,032		46,258

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,611	117.2000	82.04	132,166	1995	1995	0	0	65.00	35.00

1 M/H 94+ - 100% - 2004 Heated Area: 1064 HX Base Yr 2004

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			46,258
TOTAL MARKET OB/XF VALUE			3,684
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			129,942
SOH/AGL Deduction			63,357
ASSESSED VALUE			66,585
TOTAL EXEMPTION VALUE	HX HB		41,585
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			129,942
NCON VALUE			5,513
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			95,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/0771	2/23/2022	QC	U	I	11	100
GRANTOR: KENNEDY MICHAEL & TER						
GRANTEE: KENNEDY MICHAEL						
1071/1939	7/31/2002	WD	U	I		38,700
GRANTOR: EZELL INVESTMENT CO						
GRANTEE: KENNEDY MICHAEL & T						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/20/2023	MLU

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
4	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	2003	2003	3	22	141	
5	0681	POLE SHED	0 100	16	9	144.00	SF	15.00	15.00	100	2003	2003	3	36	778	
TOTAL OB/XF 3,684																

BUILDING DIMENSIONS
 BAS=[YR=2003] W38 UOP=[YR=2004] N18 W8 USP=[YR=2004] W28 S6
 UEP=[YR=2004] S12 E28 N12 W28\$ E28 N6\$ S18 E8\$ W38 S14 E20
 FSP=[YR=2022] S10 E32 N10 W32\$ E56 N14\$.

LAND DESCRIPTION		TOTAL OB/XF														3,684								
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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							