

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	03	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 60		
Interior Floo	08	SHT VINYL 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories Units	1.	1. 100 0 100		
Quality	04	Quality Level 04		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA 08		
NEIGHBORHOOD/LOC		8024.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	117,819
FOP	140	30	42	3,398
TOTALS	1,596		1,498	121,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,498	126.9400	95.20	142,610	2016	2016	0	0	0	15.00 85.00
1 M/H 94+ - 100% - 2018 Heated Area: 1456 HX Base Yr 2018											
BAS 2016											
FOP 2016											

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		121,218	
TOTAL MARKET OB/XF VALUE		6,708	
TOTAL LAND VALUE - MARKET		52,500	
TOTAL MARKET VALUE		180,426	
SOH/AGL Deduction		61,100	
ASSESSED VALUE		119,326	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		69,326	
TOTAL JUST VALUE		180,426	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		179,321	

BLDG:1:4: 2016 SCOTBILT (2018)

BLDG:1:3: RP # 12743766 & 12743768

BLDG:1:1: DW/MH ID: SBHGA11507858(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006270	XFOB	23,390	08/01/2019
17005923	CARPORT	12,582	10/01/2017
MH165704	CO ISSUED	0	02/08/2016
MH165704	MH MOVE-ON	0	01/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1849/0376	4/01/2013	QC	U	V	11	100

GRANTOR: WRYE DORETHA

GRANTEE: MCNEIL CYNTHIA

1849/0373 3/29/2013 QC U V 11 100

GRANTOR: TRIBETT OLETHA C

GRANTEE: WRYE DORETHA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W56 S26 E26 FOP=[YR=2016] S10 E14 N10 W14\$ E30 N26\$.

LAND DESCRIPTION

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	1.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,500							

TOTAL OB/XF

6,708

REVIEW DATE 04/30/2024 BY KBA

Total Acres: 1.50 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500

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