

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 Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	04	Quality Level 04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,560	100	1,560
USP	288	50	144
			SUBAREA MARKET VALUE
			93,200
			8,603
TOTALS	1,848		1,704
			101,802

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	1,704	128.4800	96.36	164,197	2003	2008	0	0	38.00	62.00												
1 M/H 94+ - 100% - 2020 Heated Area: 1560 HX Base Yr 2020																							
<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>06/13/2023</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				06/13/2023	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
			06/13/2023	MLU																			

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			109,350
TOTAL MARKET OB/XF VALUE			621
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			169,971
SOH/AGL Deduction			64,363
ASSESSED VALUE			105,608
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			55,608
TOTAL JUST VALUE			169,971
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001947	CARPORT	34,776	03/03/2020
MH044306	MH MOVE-ON	0	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2319/0117	11/15/2019	WD U	I	I	30	79,100
GRANTOR: TIPTON CHRISTOPHER						
GRANTEE: BARRETT MICHAEL & M						
2306/0668	9/23/2019	WD U	I	I	37	47,100
GRANTOR: GASKINS JOSEPH C						
GRANTEE: TIPTON CHRISTOPHER						

BUILDING NOTES	

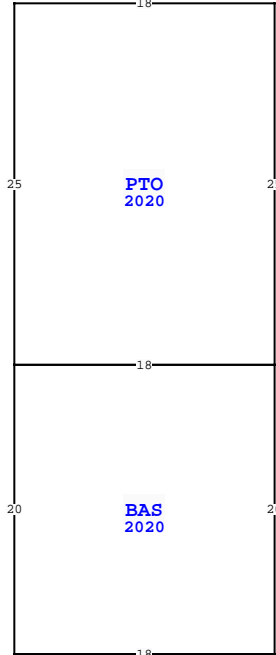
BUILDING DIMENSIONS	
BAS=[YR=2004] W14 USP=[YR=2008] N12 W24 S12 E24\$ W38 S30 E52 N30\$.	

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	1242	WD DECK A	0	100	8	6	SF	10.00	10.00	100	2004	2004	3	22	106	
2	0810	CONCRETE A	0	100	10	8	SF	6.50	6.50	100	2020	2020	3	99	515	
TOTALS																
TOTAL OB/XF 621																

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall		N/A 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	99	N/A 100	
Heating Type		N/A 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Stories	0	0 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	360	100	360
PTO	450	5	22
			SUBAREA MARKET VALUE
			7,113
			435
TOTALS	810		382
			7,548

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 2020				Heated Area: 360				HX Base Yr 2020			



NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
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GRANTOR: GASKINS JOSEPH C						
GRANTEE: TIPTON CHRISTOPHER						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2020] W18 S25 BAS=[YR=2020] S20 E18 N20 W18\$ E18 N25\$.	

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