



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 100

Quality	03	Quality Level 03
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	SUBAREA MARKET VALUE
BAS	1,795	100	1,795	46,591
STP	8	10	1	26
STP	12	10	1	26
STP	16	10	2	52

TOTALS	1,831		1,799	46,695
--------	-------	--	-------	--------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	36	12	432.00	SF	15.00	15.00	100	1985
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1991
3	0810	CONCRETE A	0 100	8	15	120.00	SF	6.50	6.50	100	1985
4	0811	CONCRETE B	0 100	0	0	850.00	SF	5.20	5.20	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	6.80	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,799	123.6000	86.52	155,649	1991	1991	0	0	70.00	30.00
1 M/H 93- - 100% - 0											
Heated Area: 1795											
HX Base Yr											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/16/2023 MLU											

TOTAL OB/XF											
6,555											

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			6
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		54,102	
TOTAL MARKET OB/XF VALUE		6,555	
TOTAL LAND VALUE - MARKET		129,200	
TOTAL MARKET VALUE		189,857	
SOH/AGL Deduction		111,025	
ASSESSED VALUE		78,832	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		28,832	
TOTAL JUST VALUE		189,857	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		186,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8324	MH MOVE-ON	3,000	09/26/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0690/0486	10/12/1993	WD	Q	I	
GRANTOR: REDMOND HELEN P					72,500
GRANTEE: WILSON THOMAS C					
0243/0502	7/01/1977	WD	U	I	
GRANTOR:					28,500
GRANTEE:					

BUILDING NOTES											

BUILDING DIMENSIONS											
STP=[YR=1993] W4 BAS=[YR=1993] N9 W23 S5 STP=[YR=1993] W3 S4 E3 N4\$ S8 W29 S27 E16 N1 E12 STP=[YR=1993] S2 E4 N2 W4\$ E4 S1 E24N27 W4 N4\$ S4 E4 N4\$.											

[illegible]