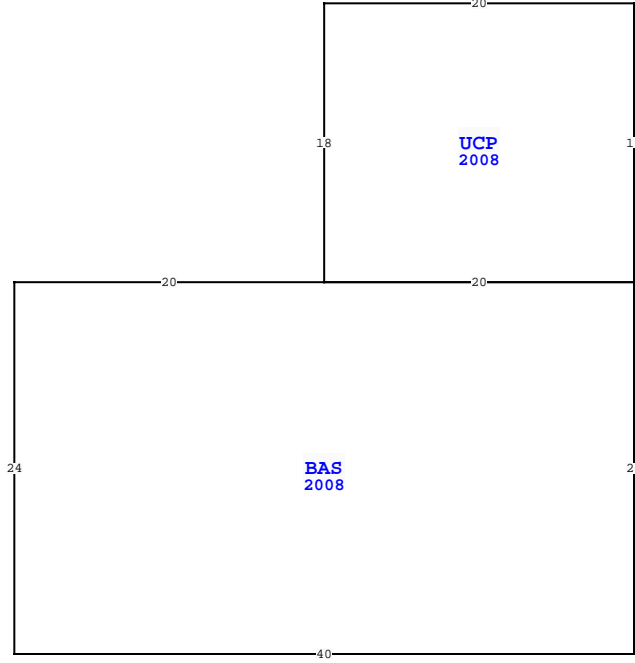


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	960	100	960
UCP	360	20	72
SUBAREA MARKET VALUE			
BAS		45,723	
UCP		3,429	
TOTALS	1,320		1,032
		49,152	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,032	117.6000	88.20	91,022	2004	2004	0	0	46.00	54.00		
1 M/H 94+ - 0% - 0													
Heated Area: 960													
HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			49,152
TOTAL MARKET OB/XF VALUE			2,843
TOTAL LAND VALUE - MARKET			55,200
TOTAL MARKET VALUE			107,195
SOH/AGL Deduction			11,472
ASSESSED VALUE			95,723
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			95,723
TOTAL JUST VALUE			107,195
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			105,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1381/1197	1/13/2006	WD	U	I	11	53,200
GRANTOR: BROWN JAMES M						
GRANTEE: BOSTWICK WILLIAM M						
1248/1925	7/29/2004	WD	U	I	01	100
GRANTOR: BROWN BETTY JEAN						
GRANTEE: BROWN JAMES M						

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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	88	1,760	
2	0680	POLE SHED	0	0	10	130.00	SF	10.00	10.00	100	2000	2000	3	28	364	
3	0810	CONCRETE A	0	0	10	140.00	SF	6.50	6.50	100	2000	2000	3	79	719	

TOTAL OB/XF														
2,843														
11980 US HWY 301, BRYCEVILLE														
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		06/13/2023		MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
UCP=[YR=2008] W20 S18 BAS=[YR=2008] W20 S 24 E40 N24 W20\$ E20 N18\$.													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0004	OR	0.00	0.00	1.84	AC		1.00	1.00	1.00	30,000.00	30,000.00	55,200							