



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
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	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	151,151
TOTALS	1,352		1,352	151,151

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0 100	0	0	812.00	SF	10.00	10.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,352	152.1000	114.08	154,236	2021	2021	0	0	0	98.00
1 M/H 94+ - 100% - 2019				Heated Area: 1352				HX Base Yr 2019			
26 52 52 26 BAS 2021											

BLD DATE		LGL DATE	03/13/2024	MLU
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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	0	0	812.00	SF	10.00	10.00	100	2007	2007	3	31	2,517	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000102	C	SFR/MH	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000		
2	000102	C	SFR/MH	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 6					Tax Dist:					151,151				
BUILDING MARKET VALUE															2,517				
TOTAL MARKET OB/XF VALUE															60,000				
TOTAL LAND VALUE - MARKET															213,668				
TOTAL MARKET VALUE															38,578				
SOH/AGL Deduction															175,090				
ASSESSED VALUE															50,000				
TOTAL EXEMPTION VALUE					HX HB										125,090				
BASE TAXABLE VALUE															213,668				
TOTAL JUST VALUE															0				
NCON VALUE																			
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE															225,350				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002404	CO ISSUED	0	05/17/2021
21002404	MH MOVE-ON	0	03/02/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2190/1778	4/17/2018	WD	U	I	30	22,000	
GRANTOR:FILLIO JOHN J							
GRANTEE:FILLIO JOHN RYAN							
2012/0952	10/28/2015	WD	Q	V	01	40,000	
GRANTOR:HIGGIBOTHAM DAVID							
GRANTEE:FILLIO JOHN J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W52 S26 E52 N26\$.									