



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	11	CLAY TILE 20	
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	03	Quality Level 03	
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
BAS	1,836	100	1,836
			SUBAREA MARKET VALUE
			96,544
TOTALS	1,836		1,836
			96,544

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
0800	02	1,836	125.2000	93.90	172,400	2005	2005	0	0	44.00	56.00															
1 M/H 94+ - 100% - 2006 Heated Area: 1836 HX Base Yr 2006																										
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2005 </div>																										
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td>02/20/2008</td> <td>KWJW</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td></td> <td>LAND DATE</td> <td>03/13/2024</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE	02/20/2008	KWJW	LGL DATE		XF DATE			LAND DATE	03/13/2024	INC DATE			AG DATE	MLU
BLD DATE	02/20/2008	KWJW	LGL DATE																							
XF DATE			LAND DATE	03/13/2024																						
INC DATE			AG DATE	MLU																						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			96,544
TOTAL MARKET OB/XF VALUE			4,493
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			176,037
SOH/AGL Deduction			82,374
ASSESSED VALUE			93,663
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			43,663
TOTAL JUST VALUE			176,037
NCON VALUE			4,627
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			193,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M9712	H/AC	0	05/01/2005
MH4575	MH MOVE-ON	0	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1303/1382	3/22/2005	WD Q	V			29,000
GRANTOR: HIGGINBOTHAM NORWOOD						
GRANTEE: POWERS RICHARD A &						

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	2005	2005	3	89	3,115	
2	1242	WD DECK A	0	100	10	16		160.00	SF 10.00	100	2007	2007	3	31	496	
3	1242	WD DECK A	0	100	0	0		252.00	SF 10.00	100	2008	2008	3	35	882	
TOTAL OB/XF 4,493																

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005] W68 S27 E68 N27\$.									

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	000102	C	SFR/MH	100	0005	RM	0.00	0.00	2.50	LT		1.00	1.00	1.00	30,000.00	30,000.00	75,000							