



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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	924	100	924	23,634
PTO	40	5	2	51
UCP	432	20	86	2,200
UOP	160	25	40	1,023
TOTALS	1,556		1,052	26,908

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	0681	POLE SHED	0 100	6	8	48.00	SF	15.00	15.00	100	1985	1985	3	20	144	
2	0812	CONCRETE C	0 100	0	0	682.00	SF	4.00	4.00	100	2000	2000	3	79	2,155	
3	0510	GARAGE WD-	0 100	24	18	432.00	SF	35.00	35.00	100	2008	2008	3	52	7,862	
4	0350	CARPORT WD	0 100	0	0	520.00	SF	9.36	9.36	100	2008	2008	3	35	1,704	
5	0350	CARPORT WD	0 100	44	17	748.00	SF	13.00	13.00	100	2008	2008	3	35	3,403	

LAND DESCRIPTION			TOTAL OB/XF 15,268													
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
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	4.18	AC		1.00	1.00	1.00	25,000.00	25,000.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,052	121.8000	85.26	89,694	1988	1988	0	0	0	70.00	30.00
1 M/H 93- - 100% - 0 Heated Area: 924 HX Base Yr												
1701 DB HICKS RD, BRYCEVILLE												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/16/2023 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		26,908	
TOTAL MARKET OB/XF VALUE		15,268	
TOTAL LAND VALUE - MARKET		104,500	
TOTAL MARKET VALUE		146,676	
SOH/AGL Deduction		79,569	
ASSESSED VALUE		67,107	
TOTAL EXEMPTION VALUE		HX HB 42,107	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		146,676	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		146,116	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7514	MH MOVE-ON	18,000	10/12/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0553/0309	9/26/1988	WD U	V	01	
GRANTOR: COLEMAN B F					
GRANTEE: COLEMAN BENJY					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W66 S14 E13 UCP=[YR=2015] S18 E24 PTO=[YR=2015] E4 N10 UOP=[YR=2015] E16 N8 W20S8 E4\$ W4 S10\$ N18 W24\$ E53 N14\$.															