



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	01	MINIMUM 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMMT 100		
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		06	Quality Level 06	
DOR CODE		0200	MOBILE HOME	
MAP NUM			MKT AREA	08
NEIGHBORHOOD/LOC		8025.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	61,641
UOP	192	25	48	3,774
USP	240	50	120	9,435

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	952	124.8000	87.36	83,167	1982	2017	0	0	0	10.00	90.00
1 M/H 93- - 0% - 2024 Heated Area: 784 HX Base Yr												
24 8 24 8 27 29 32 24 10 24 14 14 UOP 1993 BAS 1993 USP 2011												

NASSAU COUNTY PROPERTY									
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VALUATION BY					VALUATION SUMMARY				
Tax Group: 6					STANDARD				
Tax Dist:									
BUILDING MARKET VALUE					74,850				
TOTAL MARKET OB/XF VALUE					1,296				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					111,146				
SOH/AGL Deduction					0				
ASSESSED VALUE					111,146				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					111,146				
TOTAL JUST VALUE					111,146				
NCON VALUE					36,785				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					53,898				
SW/MH ID: S56S142FB5173GA									
EYB AJDSTD FOR REMODELING: 10/23KW									
BLDG:1:4: 1982 EAST									
BLDG:1:3: RP: R107810_ TITLE CANCELLED									
PERMIT NUM		DESCRIPTION			AMT		ISSUED		
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2673/1763		10/06/2023		WD	Q	I	01	157,000	
GRANTOR:HICKS DONALD E JR									
GRANTEE: JETER MICHAEL									
0653/1176		4/03/1992		QC	U	I	01	100	
GRANTOR:HICKS DEIGH D									
GRANTEE:HICKS DONALD E JR									
BUILDING NOTES									