LOT 36 EX R/W IN OR126/378
IN OR 2476/1729
2003 HMMT DW/MH

HOLBERT LAWRENCE
16268 NW 10TH ST
PEMBROKE PINES, FL 33028

**2024**

**13-3N-23-2020-0036-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 05 | Quality Level 05 |

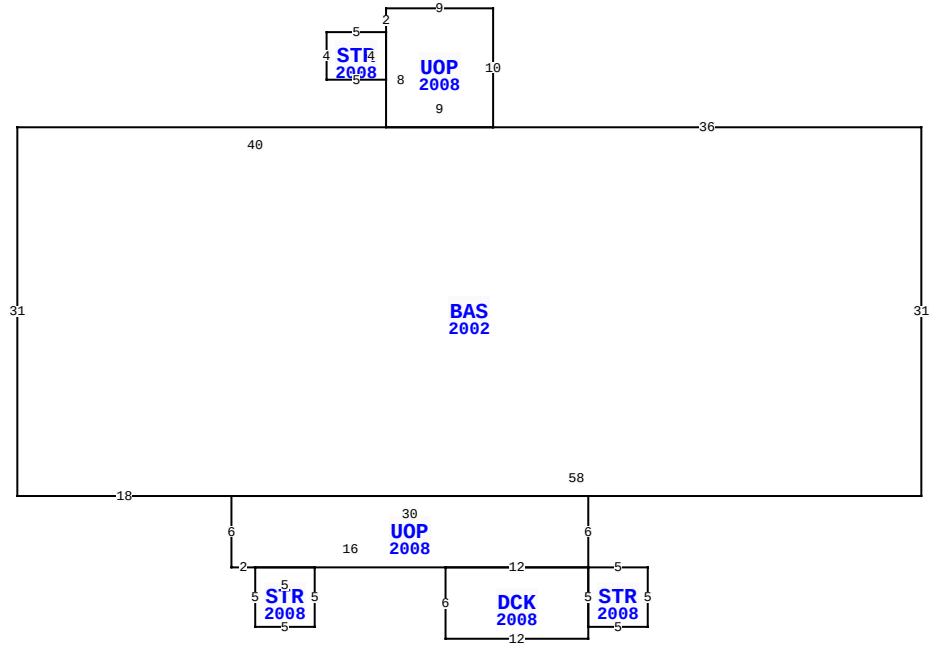
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,356 | 100 | 2,356 | 122,983 |
| DCK | 72 | 15 | 11 | 574 |
| STR | 20 | 10 | 2 | 105 |
| STR | 25 | 10 | 2 | 105 |
| STR | 25 | 10 | 2 | 105 |
| UOP | 90 | 25 | 22 | 1,149 |
| UOP | 180 | 25 | 45 | 2,349 |
| TOTALS | 2,768 | | 2,440 | 127,368 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,440 | 139.2000 | 104.40 | 254,736 | 2002 | 2002 | 0 | 0 | 0 | 50.00 | 50.00 |

1 M/H 94+ – 0% - 0 Heated Area: 2356 HX Base Yr




27210 BRUSSO FRANKLIN RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 127,368 |
| TOTAL MARKET OB/XF VALUE | 20,422 |
| TOTAL LAND VALUE - MARKET | 165,000 |
| TOTAL MARKET VALUE | 312,790 |
| SOH/AGL Deduction | 73,065 |
| ASSESSED VALUE | 239,725 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 239,725 |
| TOTAL JUST VALUE | 312,790 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 309,265 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2476/1729 | 6/25/2021 | PR | U | I | 19 | 100 |

GRANTOR: HOLBERT LAWRENCE P/R
GRANTEE: HOLBERT LAWRENCE

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W36 UOP=[YR=2008] N10 W9 S2 STR=[YR=2008] W5 S4 E5 N4$ S8 E9$ W40 S31 E18 UOP=[YR=2008] S6 E2 STR=[YR=2008] S5 E5 N5 W5$ E16 DCK=[YR=2008] S6 E12 N1 STR=[YR=2008] E5 N5 W5 S5$ N5 W12$ E12 N6 W30$ E58 N31$.

## EXTRA FEATURES

| LN | 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 | 0510 | GARAGE WD- | 0 | 0 | 28 | 32 | 896.00 | SF | 35.00 | 35.00 | 100 | 1986 | 1986 | 3 | 20 | 6,272 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 14 | 168.00 | SF | 30.00 | 30.00 | 100 | 1986 | 1986 | 3 | 20 | 1,008 | |
| 3 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 2.00 | UT | 3,500.00 | 3,500.00 | 100 | 2002 | 2002 | 3 | 86 | 6,020 | |
| 4 | 0811 | CONCRETE B | 0 | 0 | 30 | 24 | 720.00 | SF | 5.20 | 5.20 | 100 | 2012 | 2012 | 3 | 93 | 3,482 | |
| 5 | 0803 | ASPHALT C | 0 | 0 | 260 | 10 | 2,600.00 | SF | 2.00 | 2.00 | 100 | 2012 | 2012 | 3 | 70 | 3,640 | |

## LAND DESCRIPTION

TOTAL OB/XF 20,422

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | 0 | 0006 | OR | 0.00 | 0.00 | 11.00 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 165,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 11.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS