

LOTS 1 & 2 R433638
IN OR 2611/1478
RATLIFF ACRES UNR

PITTS EDWARD R
471 LOGAN AVE
ORAGNE PARK, FL 42065

2024

16-1N-25-2900-0001-0000

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	14	CARPET 80		
Interior Floo	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories Units	1.	1. 100 0 100		
Quality	01	Quality Level 01		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA 08		
NEIGHBORHOOD/LOC	8005	00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,340	100	2,340	45,246
TOTALS	2,340		2,340	45,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0800	02	2,340	64.4600	48.34	113,116	2004	2004	0	0	40	46.00	40.00

1 M/H 94+ - 0% - 2023

Heated Area: 2340

HX Base Yr

BAS 2004

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

Valuation By:	Tax Group: 6	Tax Dist:	STANDARD
BUILDING MARKET VALUE		45,246	
TOTAL MARKET OB/XF VALUE		14,394	
TOTAL LAND VALUE - MARKET		104,840	
TOTAL MARKET VALUE		164,480	
SOH/AGL Deduction		0	
ASSESSED VALUE		164,480	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		164,480	
TOTAL JUST VALUE		164,480	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		161,571	

PERMIT NUM DESCRIPTION AMT ISSUED

MH4345	MH MOVE-ON	0	03/01/2004
P7772	NEW CONSTR	0	03/01/2004
E951178	H/AC	0	06/01/1995
M94599	CHNGE SRVC	3,094	10/01/1994
7647	MH MOVE-ON	16,500	01/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/1478	12/30/2022	WD	Q	I	01	195,000

GRANTOR: JUNE 2021 LAND TRUST

GRANTEE: PITTS EDWARD R

2477/0086	6/24/2021	CT	U	I	18	145,100
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GRANTOR: CLERK OF COURT

GRANTEE: JUNE 2021 LAND TRUS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S29 E1 S1 E1 S1 E14 N1 E3 S1 E10 N1 E7 S1 E38 N1 E1 N1 E1 N29\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	7.80	AC		1.00	1.00	0.80	16,000.00	12,800.00	99,840							
2	009530	C	POND	0		OR			2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000							

TOTAL OB/XF

14,394

REVIEW DATE

10/18/2022

BY

KBA

Total Acres: 9.80

Total Land Value: 104,840

Market: 0

Agricultural: 0

Common: 104,840

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