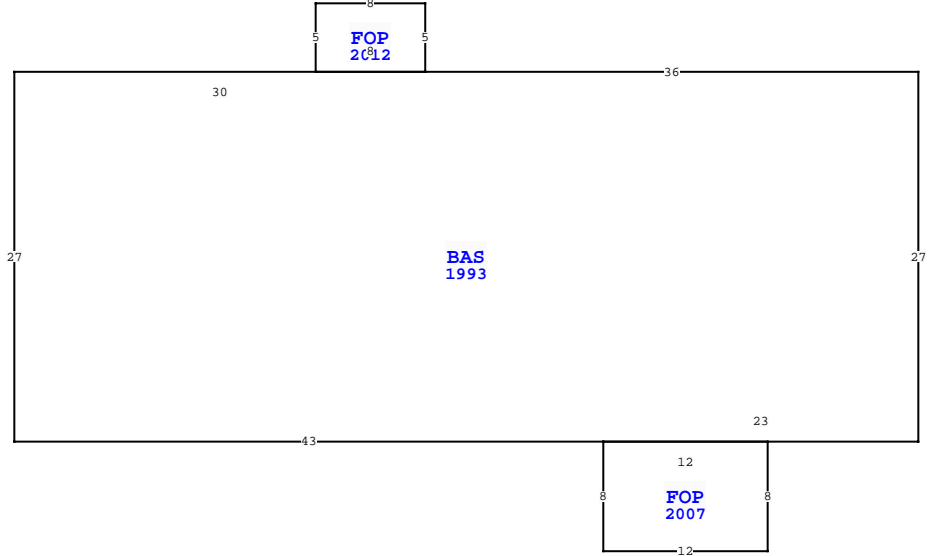




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	05	Quality Level 05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,782	100	1,782
FOP	96	30	29
FOP	40	30	12
TOTALS	1,918		1,823
			53,290

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,823	139.2000	97.44	177,633	1990	1990	0	0	70.00	30.00		
1 M/H 93- - 100% - 2011 Heated Area: 1782 HX Base Yr 2011													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			53,290
TOTAL MARKET OB/XF VALUE			3,131
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			91,421
SOH/AGL Deduction			55,895
ASSESSED VALUE			35,526
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			10,526
TOTAL JUST VALUE			91,421
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			74,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0610134	CARPORT	3,500	10/03/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/285	4/16/2024	WD	U	I	37	55,000
GRANTOR: BROWN JACQUELINE H &						
GRANTEE: MONROE JAYVELLE SR						
2701/1737	3/21/2024	FJ	U	I	11	0
GRANTOR: HAYKA NORMA NICKS EST						
GRANTEE: BROWN JACQUELINE H						

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	1242	WD DECK A	0	100	15	4		5.00	5.00	100	2008	2008	3	35	105	
2	0940	SHEDS/PORT	0	100	8	8		20.10	20.10	100	1995	1995	3	20	257	
3	1242	WD DECK A	0	100	11	8		10.00	10.00	100	2008	2008	3	35	308	
4	0855	CONC PAVER	0	100	0	0		5.00	5.00	100	2008	2008	3	89	2,461	
														TOTAL OB/XF 3,131		

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	0006	R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							