

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
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
BAS	1,152	100	1,152
UOP	70	25	18
UOP	63	25	16
TOTALS	1,285		1,186
			28,791

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,186	115.6000	80.92	95,971	1972	1972	0	0	70.00	30.00		
1 M/H 93- - 100% - 0													
Heated Area: 1152													
HX Base Yr													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		93,789	
TOTAL MARKET OB/XF VALUE		19,554	
TOTAL LAND VALUE - MARKET		116,130	
TOTAL MARKET VALUE		229,473	
SOH/AGL Deduction		108,024	
ASSESSED VALUE		121,449	
TOTAL EXEMPTION VALUE		HX HB WX SL 89,215	
BASE TAXABLE VALUE		32,234	
TOTAL JUST VALUE		229,473	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		224,572	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018302	XFOB	0	05/01/2001
B951571	ADDITION	510	01/01/1995
93576	ADDITION	2,088	11/11/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2639/977	5/15/2023	LE	U	I	11	100
GRANTOR: CONNER HELEN						
GRANTEE: MUMFORD HARRY J & M						
0467/0169	9/01/1985	WD	U	V		16,500
GRANTOR:						
GRANTEE:						

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	0681	POLE SHED	0	100	0	0			15.00	100	1965	1965	3	20	2,901	
2	0510	GARAGE WD-	0	100	33	20			35.00	100	1965	1965	3	20	4,340	
3	1242	WD DECK A	0	0	23	6			10.00	100	1993	1993	3	20	276	
4	0752	USP	0	0	13	6			15.00	100	1994	1994	3	20	234	
5	1242	WD DECK A	0	0	23	6			10.00	100	1995	1995	3	20	276	
6	0680	POLE SHED	0	0	28	20			10.00	100	1998	1998	3	26	1,456	
7	0810	CONCRETE A	0	0	0	0			6.50	100	1996	1996	3	72	636	
8	0812	CONCRETE C	0	0	0	0			4.00	100	1998	1998	3	75	2,760	
9	0810	CONCRETE A	0	0	0	0			6.50	100	1998	1998	3	75	878	
10	0812	CONCRETE C	0	100	0	0			4.00	100	2003	2003	3	83	4,084	

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	100	0007	OR	0.00	0.00	11.06	AC		1.00	1.00	0.70	15,000.00	10,500.00	116,130							

TOTAL OB/XF																							
														17,841									

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 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		3 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
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
BAS	864	100	864
			33,385
TOTALS	864		864
			33,385

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	864	112.0000	84.00	72,576	2000	2000	0	0	54.00	46.00	
4 M/H 94+ - 0% - 0 Heated Area: 864 HX Base Yr												
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2008 </div>												
<div style="display: flex; justify-content: space-between;"> 24 36 24 </div>												

NASSAU COUNTY PROPERTY		PAGE 2 of 3	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			93,789
TOTAL MARKET OB/XF VALUE			19,554
TOTAL LAND VALUE - MARKET			116,130
TOTAL MARKET VALUE			229,473
SOH/AGL Deduction			108,024
ASSESSED VALUE			121,449
TOTAL EXEMPTION VALUE	HX HB WX SL		89,215
BASE TAXABLE VALUE			32,234
TOTAL JUST VALUE			229,473
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			224,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2639/977	5/15/2023	LE U	I	11		100
GRANTOR: CONNER HELEN						
GRANTEE: MUMFORD HARRY J & M						
0467/0169	9/01/1985	WD U	V			16,500
GRANTOR:						
GRANTEE:						

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		
11	0940	SHEDS/PORT	0 0	16	12	192.00	SF	20.10	20.10	100	2002	2002	3	20	772			
12	1242	WD DECK A	0 0	12	6	72.00	SF	10.00	10.00	100	1996	1996	3	20	144			
13	0940	SHEDS/PORT	0 100	8	8	64.00	SF	20.10	20.10	100	2000	2000	3	20	257			
14	0681	POLE SHED	0 100	15	12	180.00	SF	15.00	15.00	100	1991	1991	3	20	540			
2400 JIMMY CONNER PL, BRYCEVILLE													BLD DATE		LGL DATE			
													XF DATE		LAND DATE	05/19/2023	MLU	
													INC DATE		AG DATE			
													TOTALS	864		864		33,385

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W36 S24 E36 N24\$.	

LAND DESCRIPTION													TOTAL OB/XF													1,713
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		

