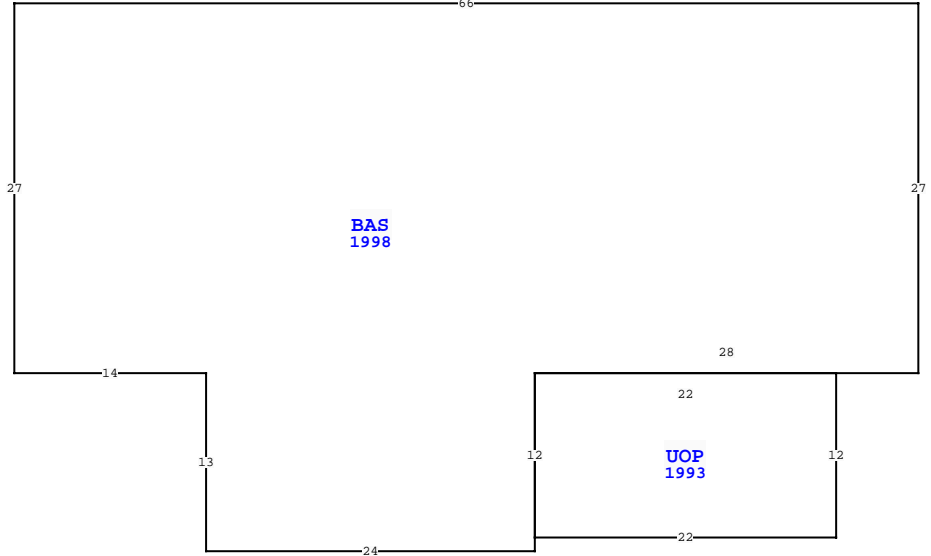


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 80	
Interior Floor	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	05	Quality Level 05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,094	100	2,094
UOP	264	25	66
TOTALS	2,358		2,160
			205,753

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,160	141.1200	105.84	228,614	1997	2017	0	0	10.00	90.00
1 M/H 94+ - 100% - 2024 Heated Area: 2094 HX Base Yr 2024											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			205,753
TOTAL MARKET OB/XF VALUE			49,392
TOTAL LAND VALUE - MARKET			72,900
TOTAL MARKET VALUE			328,045
SOH/AGL Deduction			0
ASSESSED VALUE			328,045
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			278,045
TOTAL JUST VALUE			328,045
NCON VALUE			22,857
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			294,770
BLDG:1:2: R673772 & R673773 & R673774			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108456	XFOB	10,500	06/01/2001
B0108133	SWIM POOL	41,775	04/01/2001
MH971936	MH MOVE-ON	0	09/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2675/407	10/13/2023	WD	Q	I	01	410,000
GRANTOR: WATKINS RICHARD C & M						
GRANTEE: LAROQUE WANESA						
2471/0539	6/08/2021	WD	Q	I	01	295,000
GRANTOR: POSEY JERRID W & DAYN						
GRANTEE: WATKINS RICHARD C &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998
2	0510	GARAGE WD-	0 100	24	16	384.00	SF	24.85	24.85	100	1999
3	0861	POOL GUNIT	0 100	30	15	450.00	SF	85.00	85.00	100	2001
4	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2001
5	0845	KOOL DECK	0 100	0	0	766.00	SF	7.25	7.25	100	2001
6	0911	SCRN RM A	0 100	46	29	1,334.00	SF	17.50	17.50	100	2001
8	0803	ASPHALT C	0 100	0	0	2,763.00	SF	2.00	2.00	100	2005
9	0350	CARPORT WD	0 100	30	24	720.00	SF	13.00	13.00	100	2024
10	0350	CARPORT WD	0 100	22	16	352.00	SF	13.00	13.00	100	2024
11	0812	CONCRETE C	0 100	46	42	1,932.00	SF	4.00	4.00	100	2024

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
1	000115	C	SFR ACRES	100		OR	0.00	0.00	4.05	AC	1.00
TOTAL OB/XF 49,392											

BUILDING NOTES											
BAS=[YR=1998] W66 S27 E14 S13 E24 N1 UOP=[YR=1993] E22 N12 W22 S12 \$ N12 E28 N27 \$.											

BUILDING DIMENSIONS											
BAS=[YR=1998] W66 S27 E14 S13 E24 N1 UOP=[YR=1993] E22 N12 W22 S12 \$ N12 E28 N27 \$.											

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	000115	C	SFR ACRES	100		OR	0.00	0.00	4.05	AC	1.00	1.00	1.00	18,000.00	18,000.00	72,900								