

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 90	
Interior Wall	05	DRYWALL 10	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	01	NONE 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
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
BAS	924	100	924
			17,192
TOTALS	924		924
			17,192

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	93-	100%	1997	Heated Area: 924		HX Base Yr 1997				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">BAS 1996</span> </div>											
BLD DATE						LGL DATE					
XF DATE						LAND DATE	05/19/2023	MLU			
INC DATE						AG DATE					

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 6		Tax Dist:				
BUILDING MARKET VALUE				17,192		
TOTAL MARKET OB/XF VALUE				4,954		
TOTAL LAND VALUE - MARKET				58,032		
TOTAL MARKET VALUE				80,178		
SOH/AGL Deduction				35,858		
ASSESSED VALUE				44,320		
TOTAL EXEMPTION VALUE		HX HB		25,000		
BASE TAXABLE VALUE				19,320		
TOTAL JUST VALUE				80,178		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				79,017		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
<b>SALES DATA</b>						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0777/1204	11/21/1996	WD	U	I	01	100
GRANTOR: SHEPPARD MADGE MIMS						
GRANTEE: SHEPPARD RONALD K						
<b>BUILDING NOTES</b>						
<b>BUILDING DIMENSIONS</b>						
BAS=[YR=1996] W66 S14 E66 N14\$.						

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	0510	GARAGE WD-	0	100	16	24	384.00	SF	26.95	26.95	100	1986	1986	3	20	2,070	
2	0350	CARPORT WD	0	100	15	24	360.00	SF	8.58	8.58	100	1991	1991	3	20	618	
3	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1990	1990	3	20	192	
4	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1990	1990	3	20	192	
5	0510	GARAGE WD-	0	100	24	8	192.00	SF	35.00	35.00	100	2000	2000	3	28	1,882	
<b>TOTAL OB/XF</b> 4,954																	

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	0007	OR	0.00	0.00	4.03	AC		1.00	1.00	0.80	18,000.00	14,400.00	58,032							