

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	04	PLYWOOD 50		
Interior Wall	05	DRYWALL 50		
Interior Floo	13	LVT/LAMNT 100		
Air Condition	03	CENTRAL 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		
BUD8 Adjustme	04	DIST 01 100		
Quality	03	Quality Level 03		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4031	00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	910	19,874
UOP	300	25	75	1,638
TOTALS	1,210		985	21,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	985	104.0000	72.80	71,708	1983	1990	0	0	0 70.00	30.00

1 M/H 93- - 0% - 2023

Heated Area: 910

HX Base Yr

BAS
1993

UOP
2015

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	0810	CONCRETE A	0	0 4	18			72.00 SF	6.50	6.50	100	1970	1970	3 21	98
2	0510	GARAGE WD-	0	0 34	26			884.00 SF	23.45	23.45	100	1970	1970	3 20	4,146

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		RSF-	1210.00	210.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

NASSAU COUNTY PROPERTY

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VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

21,512

TOTAL MARKET OB/XF VALUE

4,244

TOTAL LAND VALUE - MARKET

80,000

TOTAL MARKET VALUE

105,756

SOH/AGL Deduction

0

ASSESSED VALUE

105,756

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

105,756

TOTAL JUST VALUE

105,756

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

104,225

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q I

V I

RSN CD

SALE PRICE

2691/1633

1/30/2024

WD Q

I

01

150,000

GRANTOR: CARROLL OLLIE & RACHE

GRANTEE: FREEMAN JOHN B & BE

2586/1352

8/20/2022

SW U

I

11

100

GRANTOR: HUGHES PATRICIA A

GRANTEE: CARROLL OLLIE & RAC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S14 E29 UOP=[YR=2015] S10 E30 N10 W30\$ E36 N14\$.

REVIEW DATE

07/17/2024

BY

NW

Total Acres: 1.00

Total Land Value: 80,000

Market: 0

Agricultural: 0

Common: 80,000

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