

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall		30	VINYL 100		0800	02	1,735	147.8400	110.88	192,377	1997	2014	0	0	0	25.00	75.00	VALUATION BY				STANDARD								
Roof Structure		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2024										Heated Area: 1620				HX Base Yr 2024				Tax Group: 6				Tax Dist:			
Roof Cover		12	MODULAR MT 100		27 27 15 45 16 12 12 16 BAS 1997 FSP 2002														BUILDING MARKET VALUE				144,283							
Interior Wall		05	DRYWALL 100																TOTAL MARKET OB/XF VALUE				5,022							
Interior Floor		14	CARPET 80																TOTAL LAND VALUE - MARKET				41,895							
Interior Floor		08	SHT VINYL 20																TOTAL MARKET VALUE				191,200							
Air Condition		03	CENTRAL 100																SOH/AGL Deduction				0							
Heating Type		04	AIR DUCTED 100																ASSESSED VALUE				191,200							
Bedrooms			3 100																TOTAL EXEMPTION VALUE				HX HB 50,000							
Bathrooms			2 100																BASE TAXABLE VALUE				141,200							
Frame		02	WOOD FRAME 100																TOTAL JUST VALUE				191,200							
Stories		1.	1. 100																NCON VALUE				0							
Units			0 100																INCOME VALUE											
					PREVIOUS YEAR MKT VALUE				166,582																					
					EYB ADJSTD FOR NEWER METAL ROOF																									
					BLDG:1:1: R673141 & R673142																									
					1998 MODEL FLEE																									
PERMIT NUM		DESCRIPTION												AMT		ISSUED														
B974266		XF0B												2,720		09/01/1997														
SALES DATA																														
OFF RECORD Number				DATE				TYPE INST		Q U	V I	RSN CD	SALE PRICE																	
2662/1269				8/16/2023				WD		Q	I	01	229,000																	
GRANTOR:MCWILLIAMS DAKOTA & K																														
GRANTEE:PARRISH SHELBY																														
2354/1840				4/13/2020				SW		Q	I	01	160,000																	
GRANTOR:MEAN4 DISPOSAL LLC																														
GRANTEE:MCWILLIAMS DAKOTA &																														
BUILDING NOTES																														
BUILDING DIMENSIONS																														
BAS=[YR=1997] W60 S27 E15 FSP=[YR=2002] S12 E16 N12 W16 \$ E45 N27 \$.																														