

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 100	
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		1 100	
BUD8 Adjustme	04	DIST 01 100	
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	2,226	100	2,226
FGR	506	55	278
FOP	120	30	36
FST	276	65	179
TOTALS	3,128		2,719

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,719	118.0000	82.60	224,589	1971	2000	0	0	54.00	46.00

1 M/H 93- - 0% - 2024 Heated Area: 2226 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			103,311
TOTAL MARKET OB/XF VALUE			14,756
TOTAL LAND VALUE - MARKET			115,330
TOTAL MARKET VALUE			233,397
SOH/AGL Deduction			0
ASSESSED VALUE			233,397
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			233,397
TOTAL JUST VALUE			233,397
NCON VALUE			1,920
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B30915	XFOB	0	07/31/2015
C5401	CO ISSUED	0	04/05/2012
E24873	CHNGE SRVC	0	03/01/2012
M16984	H/AC	0	03/01/2012
P15803	NEW CONSTR	0	03/01/2012
B24999	ADDITION	19,530	08/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/936	4/25/2023	TD	U	I	11	100

GRANTOR: JOHNSON ALFRED R SR &
GRANTEE: JOHNSON ALFRED R JR
0936/1194 6/15/2000 QC U I 01 100
GRANTOR: JOHNSON ALFRED SR & G
GRANTEE: JOHNSON ALFRED SR &

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	0680	POLE SHED	0	0	51	64			10.00	100	1970	1970	3	20	6,528	
2	0812	CONCRETE C	0	0	0	0			4.00	100	1975	1975	3	26	2,496	
3	0811	CONCRETE B	0	0	0	0			5.20	100	2000	2000	3	79	3,812	
6	0351	CARPORT MT	1	0	16	24			10.00	100	2024	2011		50	1,920	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/11/2024	TD

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W21 N12 W24 S12 W12 FST=[YR=2000] W23 S12	
FGR=[YR=2000] S22 E23 N22 W23 \$ E23 N12 \$ S34 E33	
FOP=[YR=1994] S10 E12 N10 W12 \$ E24 N34 \$.	

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	0		OR			6.07	AC		1.00	1.00	1.00	19,000.00	19,000.00	115,330							