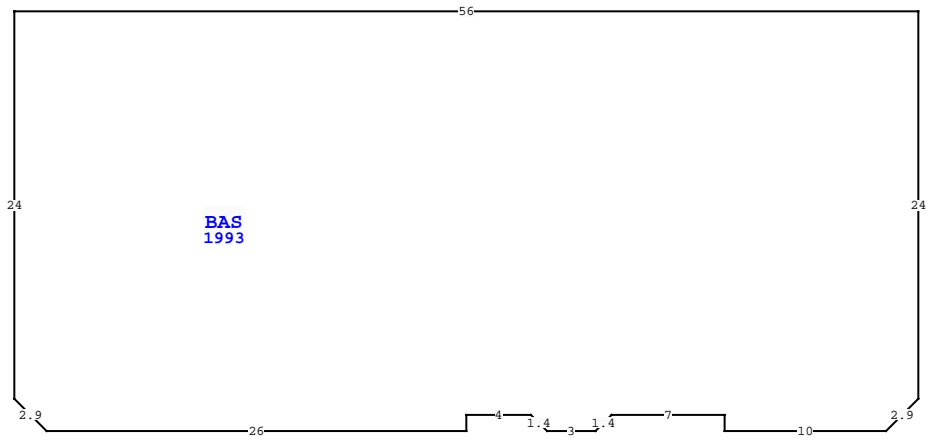




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	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	1,440	100	1,440
			SUBAREA MARKET VALUE
			35,683
TOTALS	1,440		1,440
			35,683

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,440	118.0000	82.60	118,944	1988	1988		0	0	70.00	30.00
1 M/H 93- - 50% - 0 Heated Area: 1440 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			35,683
TOTAL MARKET OB/XF VALUE			10,869
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			76,552
SOH/AGL Deduction			39,047
ASSESSED VALUE			37,505
TOTAL EXEMPTION VALUE	HA HAB		17,520
BASE TAXABLE VALUE			19,985
TOTAL JUST VALUE			76,552
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			74,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/0666	1/05/2006	WD	U	I	01	100
GRANTOR: GROOMS GREGORY R & CY						
GRANTEE: GROOMS GREGORY R &						
0655/0711	4/23/1992	WD	U	V	01	100
GRANTOR: SPARKMAN GARY & K S						
GRANTEE: GROOMS GREGORY & C						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W56 S24 R2 D2 E26 N1 E4 D1 R1 E3 U1 R1 E7 S1 E10 U2 R2 N24\$.	

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	0681	POLE SHED	0	50	32	22			15.00	100	1970	1970	3	20	2,112	
2	0504	FP-ELECTRI	0	50	0	0			2,000.00	100	1988	1988	3	64	1,280	
3	0752	USP	0	50	0	0			15.00	100	1995	1995	3	23	897	
4	0812	CONCRETE C	0	50	0	0			4.00	100	1995	1995	3	70	6,580	
TOTALS													10,869			

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	50		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000								