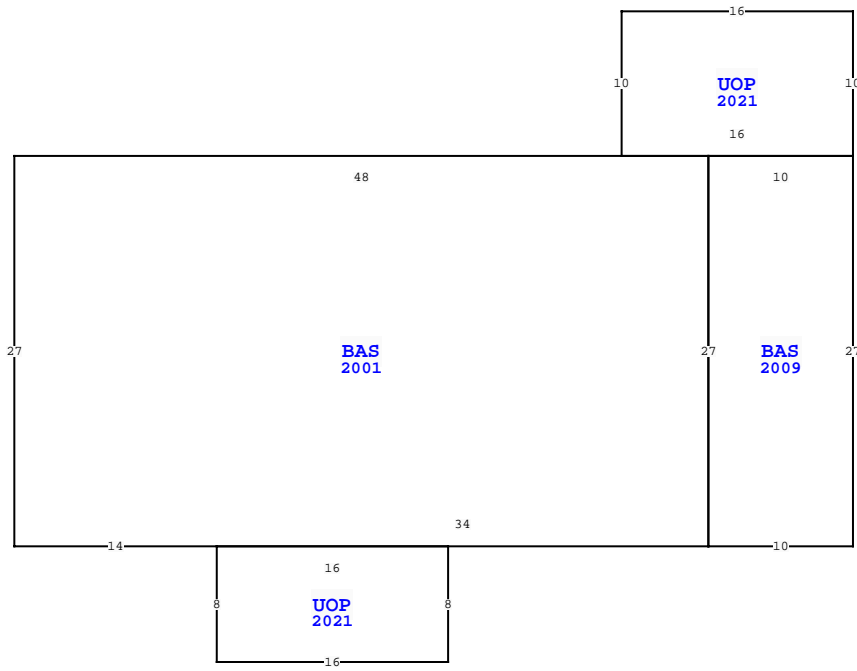


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	30 VINYL 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	12 MODULAR MT 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 80			
Interior Floor	08 SHT VINYL 20			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR 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 04			
NEIGHBORHOOD/LOC	4005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	69,455
BAS	270	100	270	14,470
UOP	128	25	32	1,715
UOP	160	25	40	2,144
TOTALS	1,854		1,638	87,784

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,638	123.2000	92.40	151,351	2001	2006	0	0	42.00	58.00		
1 M/H 94+ - 0% - 2024 Heated Area: 1566 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			87,784
TOTAL MARKET OB/XF VALUE			30,052
TOTAL LAND VALUE - MARKET			146,250
TOTAL MARKET VALUE			264,086
SOH/AGL Deduction			0
ASSESSED VALUE			264,086
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			264,086
TOTAL JUST VALUE			264,086
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			263,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2670/1145	9/21/2023	WD Q	Q	I	01	350,000
GRANTOR: KENNEDY ALTON C & KAT						
GRANTEE: MASSEY SCOTT						
1580/0779	8/07/2008	WD Q	Q	I		175,900
GRANTOR: COLLINS PAMELA A						
GRANTEE: KENNEDY ALTON C & K						

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	1242	WD DECK A	0	0	36	10	SF	10.00	10.00	100	2008	2008	3	35	1,260	
2	1242	WD DECK A	0	0	0	0	SF	10.00	10.00	100	2015	2015	3	70	2,100	
3	0300	BOAT DCK W	0	0	16	16	SF	40.00	40.00	100	2009	2009	3	56	5,734	
4	0351	CARPORT MT	0	0	20	18	SF	10.00	10.00	100	2008	2008	3	35	1,260	
5	0510	GARAGE WD-	0	0	30	22	SF	28.00	28.00	100	2003	2003	3	32	5,914	
6	0681	POLE SHED	0	0	22	12	SF	15.00	15.00	100	2008	2008	3	52	2,059	
7	0681	POLE SHED	0	0	22	12	SF	15.00	15.00	100	2008	2008	3	52	2,059	
8	0681	POLE SHED	0	0	30	12	SF	15.00	15.00	100	2013	2013	3	71	3,834	
9	0351	CARPORT MT	0	0	36	18	SF	10.00	10.00	100	2013	2013	3	60	3,888	
10	0351	CARPORT MT	0	0	36	18	SF	5.00	5.00	100	2013	2013	3	60	1,944	

BUILDING NOTES			

BUILDING DIMENSIONS			
UOP=[YR=2021] N10 W16 S10 E16\$ BAS=[YR=2009] W10			
BAS=[YR=2001] W48 S27 E14 UOP=[YR=2021] S8 E16 N8 W16\$ E34			
N27\$ S27 E10 N27\$.			

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	0.00	0.00	3.25	AC		1.00	1.00	0.60	75,000.00	45,000.00	146,250							