

BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	05 AVERAGE 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	01 MINIMUM 100			
Interior Wall	04 PLYWOOD 100			
Interior Floor	14 CARPET 90			
Interior Floor	13 LVT/LAMNT 10			
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			
BUD8 Adjustme	06 DIST 1D 100			
Quality	01 Quality Level 01			
DOR CODE	0200 MOBILE HOME			
MAP NUM	MKT AREA 08			
NEIGHBORHOOD/LOC	8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,370	100	1,370	12,215
FSP	406	60	244	2,176
UCP	529	20	106	945
UOP	135	25	34	303
UST	160	55	88	785
TOTALS	2,600		1,842	16,423

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0820	02	1,842	63.6900	44.58	82,116	1973	1973	0	0	20	70.00	20.00	

1 M/H 93- - 0% - 0

Heated Area: 1370 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			16,423
TOTAL MARKET OB/XF VALUE			4,086
TOTAL LAND VALUE - MARKET			40,500
TOTAL MARKET VALUE			61,009
SOH/AGL Deduction			8,791
ASSESSED VALUE			52,218
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			52,218
TOTAL JUST VALUE			61,009
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			59,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6992	NEW CONSTR	2,178	10/04/1990
3552	H/AC	2,750	10/03/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2370/1019	6/12/2020	WD Q	Q	I	01	40,000
GRANTOR: COMBS JOHN W ET AL						
GRANTEE: MORRIS CURTIS J & M						
2319/0405	11/12/2019	FJ U	U	I	11	100
GRANTOR: COMBS ZELMA EST						
GRANTEE: COMBS JOHN W & SHER						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
UCP=[YR=1993] W7 UST=[YR=1993] N10 W16 S10 BAS=[YR=1993] W12	
UOP=[YR=1993] N9 W15 S9 E15\$ W48 S23 E25 FSP=[YR=1993] S12	
E33 N12 W19 N2 W5 S2 W9\$ E9 N2 E5 S2 E21 N23\$ E16\$ W16 S23	
E23 N23\$.	

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	0940	SHEDS/PORT	0	0	14 24		20.10	20.10	100	1985	1985	3	20	1,351	
2	0812	CONCRETE C	0	0	0 0	SF	4.00	4.00	100	1985	1985	3	47	2,735	
TOTAL OB/XF														4,086	

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	0	0004	RM	130.00	343.00	1.00	LT		1.00	1.00	0.90	45,000.00	40,500.00	40,500							