



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 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	
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,512	100	1,512
USP	270	50	135
TOTALS	1,782		1,647
			43,580

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0800	02	1,647	117.6000	88.20	145,265	1994	1994	0	0	70.00	30.00														
1 M/H 94+ - 0% - 0 Heated Area: 1512 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>06/20/2023</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					06/20/2023	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			43,580
TOTAL MARKET OB/XF VALUE			3,401
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			166,981
SOH/AGL Deduction			67,034
ASSESSED VALUE			99,947
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			99,947
TOTAL JUST VALUE			166,981
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			112,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 649	MH MOVE-ON	0	10/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/1158	9/16/2021	QC	U	I	11	100
GRANTOR: ADAMS JOHN D JR						
GRANTEE: ADAMS FAMILY TRUST						
1980/1569	5/15/2015	SW	U	I	12	38,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ADAMS JOHN D JR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1994] W56 USP=[YR=2017] W10 S27 E10 N27\$ S27 E56 N27\$.	

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	0812	CONCRETE C	0	0	0	1,013.00	SF	2.40	2.40	100	2000	2000	3	79	1,921	
2	1242	WD DECK A	0	0	10	200.00	SF	10.00	10.00	100	2016	2016	3	74	1,480	

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		RMH	200.00	130.00	1.00	LT		1.00	1.00	1.50	80,000.00	120,000.00	120,000							