



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		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	04	Quality Level 04	
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	1,334	100	1,334
USP	140	50	70
			SUBAREA MARKET VALUE
			56,947
			2,988
TOTALS	1,474		1,404
			59,935

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	1,404	129.3600	97.02	136,216	1999	1999	0	0	56.00	44.00												
1 M/H 94+ - 0% - 0																							
Heated Area: 1334																							
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>06/16/2023</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				06/16/2023	MLU	
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			06/16/2023	MLU																			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			59,935
TOTAL MARKET OB/XF VALUE			24,198
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			179,133
SOH/AGL Deduction			37,476
ASSESSED VALUE			141,657
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			141,657
TOTAL JUST VALUE			179,133
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			178,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413549	GARAGE	19,008	01/07/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1260/0144	9/17/2004	WD U	I	07		100
GRANTOR: LEE THOMAS H & MARY T						
1228/0268	5/06/2004	WD U	I	11		130,000
GRANTOR: LEE THOMAS H						
GRANTEE: YOUNG WAYNE & MARSH						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2004] W58 S23 E29 USP=[YR=2004] S10 E14 N10 W14\$ E29 N23\$.	

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	0511	GARAGE CB-	0	0	24	24	576.00	SF	40.00	40.00	100	2004	2004	3	84	19,354	
2	0810	CONCRETE A	0	0	16	6	96.00	SF	6.50	6.50	100	2004	2004	3	84	524	
3	0681	POLE SHED	0	0	40	24	960.00	SF	11.25	11.25	100	2005	2005	3	40	4,320	

LAND DESCRIPTION		TOTAL OB/XF														24,198								
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	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							