

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 60	
Interior Floo	08	SHT VINYL 40	
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	06	Quality Level 06	
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	1,674	100	1,674
			SUBAREA MARKET VALUE
			186,182
TOTALS	1,674		1,674
			186,182

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	1,674	151.3200	113.49	189,982	2021	2021	0	0	2.00	98.00												
1 M/H 94+ - 100% - 2023			Heated Area: 1674			HX Base Yr 2023																	
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">BAS 2022</span> </div>																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <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>06/20/2023</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				06/20/2023		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
			06/20/2023																				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			186,182
TOTAL MARKET OB/XF VALUE			4,540
TOTAL LAND VALUE - MARKET			91,220
TOTAL MARKET VALUE			281,942
SOH/AGL Deduction			2,362
ASSESSED VALUE			279,580
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			229,580
TOTAL JUST VALUE			281,942
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			271,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH222433	CO ISSUED	0	04/04/2022
MH222433	MH MOVE-ON	0	02/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2485/0661	7/29/2021	WD Q	V		01	75,000
GRANTOR: JONES DOUGLAS & PATRI						
GRANTEE: SCHMIDT STEVEN CHRI						

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	100	20	12			19.50	100	2022	2022	3	97	4,540	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2022] W54 S31 E54 N31\$ .											

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	100		OR	0.00	0.00	1.88	AC		1.00	1.00	0.60	80,000.00	48,000.00	90,240							
2	009605	C	WETLANDS	100		OR	0.00	0.00	0.98	AC		1.00	1.00	1.00	1,000.00	1,000.00	980							