

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur0503AVERAGE 100 GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 60

Interior Wall04PLYWOOD 40

Interior Floo13LVT/LAMNT 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame02WOOD FRAME 100

Stories Units1.1.100
0100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4048.00

AREATOTALPCTTOTADJSUBAREA
TYPEGROSSOFBASEADJMARKET
AREATYPEAREABASEVALUE

BAS1,3441001,34461,980

DCK641510461

DCK50715763,505

STR2010292

UGR336451516,963

UGR448452029,316

UOP13025321,476

TOTALS2,8491,81783,793

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10940SHEDS/PORT01001616256.00SF20.1020.10100198919893201,029

20810CONCRETE A0100603180.00SF6.506.5010019961996372842

30851PATIO STON010000631.00SF0.750.7510019991999377364

40510GARAGE WD-010032321,024.00SF29.7529.75100200320033329,748

50810CONCRETE A010000412.00SF6.506.50100200520053862,303

60350CARPORT WD01002211242.00SF13.0013.0010019991999320629

LAND DESCRIPTIONTOTAL OB/XF14,915

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETOHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH100OR0.000.001.00LT1.001.001.0080,000.0080,000.0080,000

REVIEW DATE12/13/2019BYKKA

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0820021,817122.000085.40155,1721984200400046.0054.00

M/H 93- - 100% - 2020Heated Area: 1344HX Base Yr 2020

Diagram showing lot dimensions and area calculations:

Diagram labels: UGR 2006, UOP 2006, BAS 1993, STR 2006, DCK 2006.

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE83,793

TOTAL MARKET OB/XF VALUE14,915

TOTAL LAND VALUE - MARKET80,000

TOTAL MARKET VALUE178,708

SOH/AGL Deduction95,610

ASSESSED VALUE83,098

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE33,098

TOTAL JUST VALUE178,708

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE176,872

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2273/14555/08/2019WDQI01120,000

GRANTOR: PARLAND JACKIE

GRANTEE: ALTMAN DAVID LEE

2216/05777/26/2018CTUI1871,300

GRANTOR: CLERK OF COURT

GRANTEE: PARLAND JACKIE

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2006] W2 STR=[YR=2006] N4 W5 S4 E5 \$ W7 S5 W3 S12 W20 L1 U1 W2 UOP=[YR=2006] W13 S10 UGR=[YR=1996] W12 UGR=[YR=2006] W16 S28 E16 N28 \$ S28 E12 N28 \$ BAS=[YR=1993] S28 E28 DCK=[YR=2006] S8 E8 N8 W8 \$ E20 N28 W48 \$ E13 N10 \$ S10 E35 N26 \$.

REVIEW DATE12/13/2019BYKKA

Total Acres: 0.00Total Land Value: 80,000Market: 0Agricultural: 0Common: 80,000PRINTED 08/06/2024 BY SYS