



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	26	AL SIDING 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	02	3 100		
Bathrooms		2 100		
Frame		WOOD FRAME 100		
Stories	0	0 100		
Units		0 100		
Quality		03 Quality Level 03		
DOR CODE		0200 MOBILE HOME		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC		4006.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	32,901
TOTALS	1,440		1,440	32,901

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,440	108.8000	76.16	109,670	1974	1974	0	0	0	70.00	30.00
3 M/H 93- - 0% - 0												
Heated Area: 1440												
HX Base Yr												
24 60 60 24 BAS 2008												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3				4															
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																			
Exterior Wall		05		AVERAGE 100		0820		02		1,242		122.8000		85.96		106,762		1988		1988		0		0		0 70.00		30.00		VALUATION BY										STANDARD									
Roof Structur		03		GABLE/HIP 100		4		M/H 93-		- 0%		- 0				Heated Area: 1242				HX Base Yr										Tax Group: 4										Tax Dist:									
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE										125,857									
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE										2,621									
Interior Floo		14		CARPET 70																										TOTAL LAND VALUE - MARKET										247,500									
Interior Floo		08		SHT VINYL 30																										TOTAL MARKET VALUE										375,978									
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction										106,620									
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE										269,358									
Bedrooms				3 100																										TOTAL EXEMPTION VALUE										0									
Bathrooms				2 100																										BASE TAXABLE VALUE										269,358									
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE										375,978									
Stories		0		0 100																										NCON VALUE										0									
Units		0		0 100																										INCOME VALUE																			
																														PREVIOUS YEAR MKT VALUE										369,866									
Quality		03		Quality Level 03																																													
DOR CODE		0200		MOBILE HOME																																													
MAP NUM				MKT AREA																																				04									
NEIGHBORHOOD/LOC		4006		00																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																									
BAS		1,242		100		1,242		32,029																																									
TOTALS		1,242				1,242		32,029																																									
EXTRA FEATURES																																																	

[illegible]