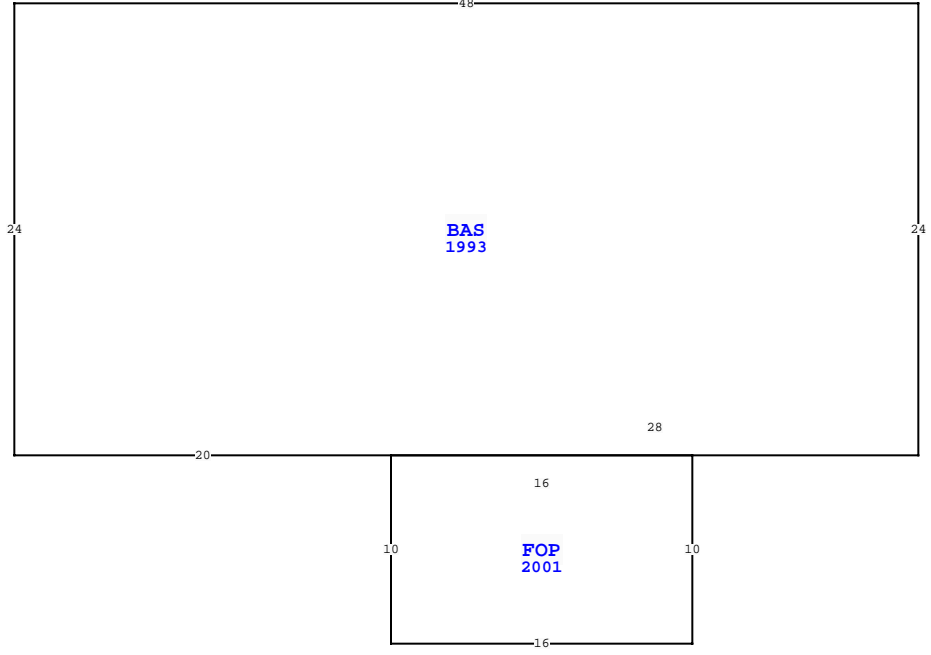


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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		4009.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,152	100	1,152
FOP	160	30	48
TOTALS	1,312		1,200
			31,046

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,200	123.2000	86.24	103,488	1991	1991	0	0	70.00	30.00
1 M/H 93- - 100% - 2024 Heated Area: 1152 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			31,046
TOTAL MARKET OB/XF VALUE			2,016
TOTAL LAND VALUE - MARKET			82,500
TOTAL MARKET VALUE			115,562
SOH/AGL Deduction			0
ASSESSED VALUE			115,562
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			65,562
TOTAL JUST VALUE			115,562
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			85,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006229	40X76X15 METAL	195,137	05/23/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/0795	11/07/2022	QC	U	I	11	100

GRANTOR: BURNSED JODI P
GRANTEE: GASKINS BLAKE E
1859/0636 5/31/2013 QC U I 11 100
GRANTOR: GASKINS JAMES A
GRANTEE: BURNSED JODI P

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/13/2024	MLU

BUILDING NOTES	
BAS=[YR=1993] W48 S24 E20 FOP=[YR=2001] S10 E16 N10 W16 \$ E28 N24 \$.	

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	0751	UOP	0	100	0	0		336.00	SF	10.00	10.00	100	2010	2010	3	60	2,016	

LAND DESCRIPTION																								
TOTAL OB/XF 2,016																								
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	1.10	AC		1.00	1.00	1.00	75,000.00	75,000.00	82,500							