

NELSEN REBA A
1460 THOREAU ST
TITUSVILLE, FL 32780

44-2N-28-5210-0062-0010

BUILDING CHARACTERISTICS

ELEMENT	CD			
Exterior Wall	25	MOD METAL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	01	MINIMUM 100		
Interior Wall	04	PLYWOOD 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.		
Units		1. 100 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	780	100	780	10,723
UOP	300	25	75	1,031
UOP	320	25	80	1,100
TOTALS	1,400		935	12,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	HI	NORM	% COND
0820	02	935	98.2000	68.74	64,272	1975	1975	0	0	10	70.00	20.00

1 M/H 93- - 0% - 0

Heated Area: 780

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/30/2023

MLU

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	0510	GARAGE WD-	0	0	20	20		400.00	SF	21.00	21.00	100	1988	1988	3	20	1,680	
2	1243	WD DECK F	0	0	8	16		128.00	SF	8.00	8.00	100	1978	1978	3	20	205	

LAND DESCRIPTION

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	0		RSF-1	0.00	0.00	0.80	AC		1.00	1.00	1.00	75,000.00	75,000.00	60,000							

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE	12,854
TOTAL MARKET OB/XF VALUE	1,885
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	74,739
SOH/AGL Deduction	26,887
ASSESSED VALUE	47,852
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,852
TOTAL JUST VALUE	74,739
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,821

1975 MONT R408095

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	V	RSN CD	SALE PRICE
0297/0652	8/01/1979	WD	U	V			12,300

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 UOP=[YR=1993] N10 W32 S10 E32\$ W32 S12 E18 UOP=[YR=1993] S10 E30 N10 W30\$ E47 N12\$.

REVIEW DATE

02/16/2024

BY

KWA

Total Acres: 0.80

Total Land Value: 60,000

Market: 0

Agricultural: 0

Common: 60,000

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