

[illegible]

[illegible]

[illegible]

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 60

Interior Floo08SHT VINYL 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame02WOOD FRAME 100

Stories

Units000 100
0 100

Quality03Quality Level 03

DOR CODE2800PARKING/MH LOT

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4031.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS78410078426,672

TOTALS78478426,672

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

MARKET ADJUSTMENTS

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

080002784113.400085.0566,679199719970060.0040.00

M/H 94+ - 0% - 0Heated Area: 784HX Base YrBAS 2014

NASSAU COUNTY PROPERTY

PAGE 5 of 8

4

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

208,75422,545120,800352,09957,895294,2040294,204352,09900342,334

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2705/6854/10/2024LEUUI11100

GRANTOR: MCKENDREE TONY

GRANTEE: MCKENDREE TONY L &

1934/19028/28/2014WDUII30100,000

GRANTOR: MCKENDREE JACK M & BE

GRANTEE: MCKENDREE TONY

BUILDING NOTES

BAS=[YR=2014] W56 S14 E56 N14\$.

BUILDING DIMENSIONS

REVIEW DATE07/09/2024BYKBA

Total Acres: 1.51Total Land Value: 120,800Market: 0Agricultural: 0Common: 120,800PRINTED 08/06/2024 BY SYS



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	01	MINIMUM 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	14	CARPET 60		
Interior Floor	08	SHT VINYL 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units		0 100		
Quality	03	Quality Level 03		
DOR CODE	2800	PARKING/MH LOT		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4031.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	15,871
TOTALS	784		784	15,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	96.4000	67.48	52,904	1987	1987	0	0	0	70.00	30.00

10 M/H 93- - 0% - 0

Heated Area: 784

HX Base Yr

14

56

14

56

BAS 2014

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023

MLU

[illegible]

[illegible]