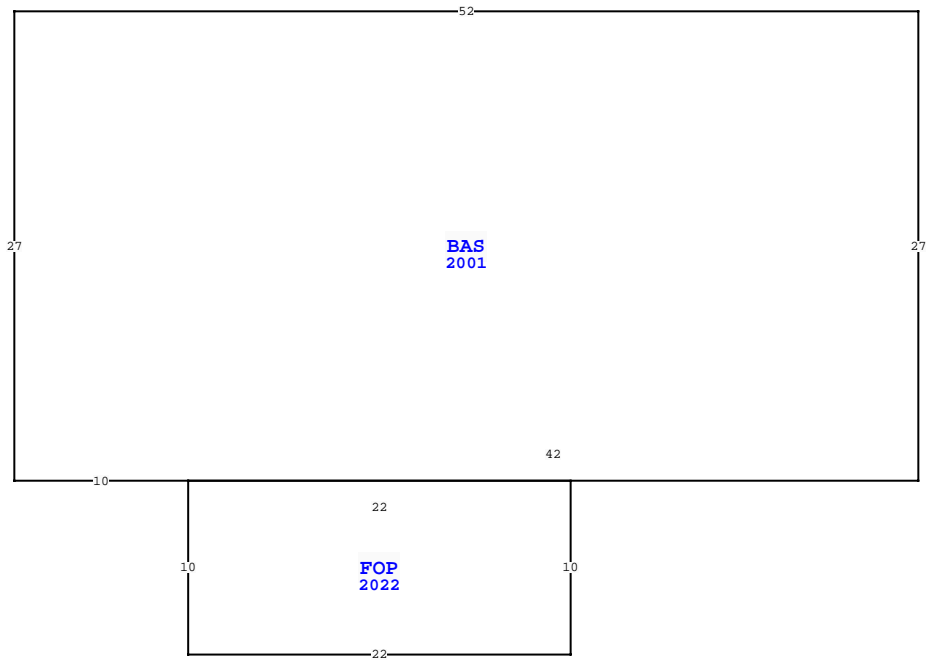




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
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	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,404	100	1,404
FOP	220	30	66
			SUBAREA MARKET VALUE
			59,440
			2,794
TOTALS	1,624		1,470
			62,234

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,470	117.6000	88.20	129,654	2001	2001	0	0	52.00	48.00
1 M/H 94+ - 100% - 2004 Heated Area: 1404 HX Base Yr 2004											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		62,234	
TOTAL MARKET OB/XF VALUE		2,986	
TOTAL LAND VALUE - MARKET		82,400	
TOTAL MARKET VALUE		147,620	
SOH/AGL Deduction		78,968	
ASSESSED VALUE		68,652	
TOTAL EXEMPTION VALUE	HX HB DX WX	53,652	
BASE TAXABLE VALUE		15,000	
TOTAL JUST VALUE		147,620	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		146,035	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1194/1418	12/11/2003	WD	U	I	07	100
GRANTOR: LEE FERRELL E & MARY						
GRANTEE: GROVE EARL & NANCY						
1129/1253	4/14/2003	WD	Q	I		82,500
GRANTOR: LEE FERRELL & MARY L						
GRANTEE: GROVE EARL & NANCY						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/20/2023	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2001] W52 S27 E10 FOP=[YR=2022] S10 E22 N10 W22\$ E42 N27 \$.	

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	0810	CONCRETE A	0	100	12	3			6.50	100	1993	1993	3	66	154	
2	0810	CONCRETE A	0	100	20	10			6.50	100	1993	1993	3	66	858	
3	0350	CARPORT WD	0	100	12	20			13.00	100	1993	1993	3	20	624	
4	0754	FOP	0	100	12	10			15.00	100	2013	2013	3	60	1,350	
TOTAL OB/XF 2,986																

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	80,000.00	80,000.00	82,400							