

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	AL SIDING 70	
Exterior Wall	30	VINYL 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 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	
BUD8 Adjustme	04	DIST 01 100	
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	1,224	100	1,224
BAS	115	100	115
SFB	140	80	112
UCP	308	20	62
UOP	40	25	10
TOTALS	1,827		1,523

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,523	118.0000	82.60	125,800	1982	1990	0	0	70.00	30.00
1 M/H 93- - 100% - 0 Heated Area: 1451 HX Base Yr											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			37,740
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			117,740
SOH/AGL Deduction			76,026
ASSESSED VALUE			41,714
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			16,714
TOTAL JUST VALUE			117,740
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			109,920
MISC STRG = NV: KW 4/2024			
R107494 & R107495			
1982 RENEGADE/GUERDON WITH ADDTN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0714/1453	9/23/1994	WD	Q	I		31,200
GRANTOR: GRADY WM & CAROLYN S						
GRANTEE: WATSON MICHAEL & LI						
0711/0356	8/12/1994	QC	U	I	06	18,700
GRANTOR: MARRS & CRAWFORD						
GRANTEE: GRADY WM & CAROLYN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	AC	

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

BUILDING DIMENSIONS											
BAS=[YR=1993] W37 SFB=[YR=2022] N10 W14 S10 E14\$ W14 S1											
UCP=[YR=2022] W14 S22E14 N22\$ S23 E20 UOP=[YR=1993] S5 E8											
BAS=[YR=2011] E23 N5 W23 S5\$ N5 W8\$E31 N24\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	AC	