

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 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		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	05	DIST 1A 100	
Quality	02	Quality Level 02	
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC		2003.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	1993
UOP	192	25	2009
TOTALS	1,032		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	888	73.6400	58.91	52,312	1985	1985	0	0	70.00	30.00
1 M/H 93- - 0% - 2001 Heated Area: 840 HX Base Yr 2001											

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	20	36			720.00	100	1980	1980	3	30	1,404	
2	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	2006	2006	3	86	17,105	
3	0351	CARPORT MT	0	100	0	0	SF	5.90	5.90	100	2009	2009	3	35	1,458	
TOTALS												19,967				

LAND DESCRIPTION												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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAMILY	100	0006	RSF	2100.00	169.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			216,095
TOTAL MARKET OB/XF VALUE			19,967
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			351,062
SOH/AGL Deduction			168,597
ASSESSED VALUE			182,465
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			131,743
TOTAL JUST VALUE			351,062
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			329,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P11134	OTHER	0	05/01/2006
C0617604	CO ISSUED	0	01/01/2006
B0617604	NEW CONSTR	0	01/01/2006

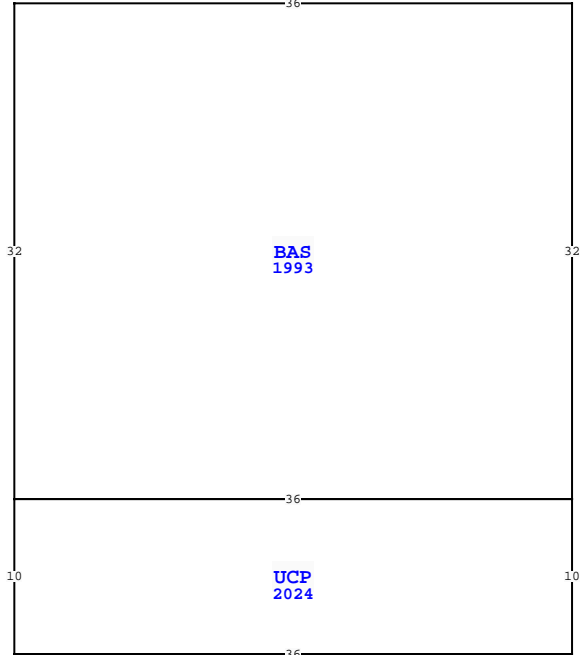
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/674	7/01/2023	WD	U	I	11	100
GRANTOR: MITCHELL DONNA						
GRANTEE: MITCHELL DONNA J LI						
0892/0825	7/23/1999	WD	Q	I		50,000
GRANTOR: PIPKIN VENNIS H III &						
GRANTEE: MITCHELL DONNA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W14 S39 UOP=[YR=2009] W8S5 W8S7E8S5E8N17S2S21 E14 N60 \$.

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	01	MINIMUM 100			
Interior Floo	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	03	MASONRY 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0800	MULTI-FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC		2003.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	13,907
UCP	360	20	2024	72	869
TOTALS	1,512			1,224	14,777

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
2 GARAGE RES - 100% - 2001			Heated Area: 1152			HX Base Yr 2001						



NASSAU COUNTY PROPERTY			
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NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			329,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/674	7/01/2023	WD	U	I	11	100
GRANTOR: MITCHELL DONNA						
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0892/0825	7/23/1999	WD	Q	I		50,000
GRANTOR: PIPKIN VENNIS H III &						
GRANTEE: MITCHELL DONNA						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993;ORIG=0,0] W36 S32 E36 N32 \$	
UCP=[YR=2024;ORIG=-36,32] E36 S10 W36 N10 \$	

LAND DESCRIPTION										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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

