

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structure

Roof Cover

Interior Wall

Interior Floor

Interior Floor

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories Units

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

30 VINYL 100

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 70

08 SHT VINYL 30

03 CENTRAL 100

04 AIR DUCTED 100

3 100

2 100

02 WOOD FRAME 100

0 0 100

0 100

04 Quality Level 04

0200 MOBILE HOME

MKT AREA 05

5001.00

1,352

100

2022

1,352

144,699

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

0800021,352128.4800109.21147,652202220220002.0098.00

1 M/H 94+ - 100% - 2023

Heated Area: 1352

HX Base Yr 2023

26

-52-

26

BAS
2022

-52-

TOTALS1,3521,352144,699

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAN OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100OR0.000.002.17AC1.001.001.0035,000.0035,000.0075,950

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASESUBAREA MARKET VALUE

1000100CRES100OR0.000.002.17AC1.001.001.0035,000.0035,000.0075,950

REVIEW DATE07/13/2022BYTWWTotal Acres: 2.17Total Land Value: 75,950Market: 0Agricultural: 0Common: 75,950PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTYPAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE144,699

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET75,950

TOTAL MARKET VALUE220,649

SOH/AGL Deduction0

ASSESSED VALUE220,649

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE169,927

TOTAL JUST VALUE220,649

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE226,626

PERMIT NUMDESCRIPTIONAMTISSUED

22005921CO ISSUED007/21/2022

22005921MH MOVE-ON004/18/2022

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2488/02488/17/2021QCUCV11100

GRANTOR: MINER STEVEN M

GRANTEE: SHAVERS CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W52 S26 E52 N26\$.