

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	15	CONC BLOCK 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 80	
Interior Wall	04	PLYWOOD 20	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	952	100	1993
BAS	696	100	2000
FOP	140	30	2000
FUS	560	100	2000
UGR	400	45	2000
TOTALS	2,748		
			2,430
			149,179

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0110	01	2,430	99.2740	73.46	178,508	1988	1988		0	0	16.43	83.57
1 MH/SFR - 100% - 2004												
Heated Area: 2208												
HX Base Yr 2004												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			149,179
TOTAL MARKET OB/XF VALUE			12,531
TOTAL LAND VALUE - MARKET			245,662
TOTAL MARKET VALUE			407,372
SOH/AGL Deduction			264,755
ASSESSED VALUE			142,617
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			91,895
TOTAL JUST VALUE			407,372
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			385,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985411	ADDITION	50,890	09/01/1998
8483	MH MOVE-ON	11,000	03/22/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1109/1334	1/27/2003	PR Q	Q	I	01	100
GRANTOR: JOHNSON WALTER ETAL P						
GRANTEE: CONNER SHERRY ELAIN						
0654/0984	4/13/1992	WD Q	Q	I	01	100
GRANTOR: JOHNSON WALTER & S N						
GRANTEE: JOHNSON WLATER & S						

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	0812	CONCRETE C	0	100	0	0	3,413.00	SF	4.00	4.00	100	2006	2006	3	86	11,741	
2	1242	WD DECK A	0	100	0	0	184.00	SF	10.00	10.00	100	1993	1993	3	20	368	
3	1242	WD DECK A	0	100	0	0	211.00	SF	10.00	10.00	100	1989	1989	3	20	422	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2025	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=1993;ORIG=-63,34] S14 E68 N14 W5 W63 \$														
BAS=[YR=2000;ORIG=-20,20] W10 S2 W23 S12 E53 N14 W20 \$														
FUS=[YR=2000;ORIG=10,0] E20 S28 W20 N28 \$														
UGR=[YR=2000;ORIG=0,0] W20 S20 E20 N20 \$														
FOP=[YR=2000;ORIG=-53,22] N2 W10 S14 E10 N12 \$														
PTR=[ORIG=0,0] E15 W15 \$														

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	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
2	009400	C	RIGHT-OF-WAY	0		OR	0.00	0.00	0.12	AC		1.00	1.00	1.00	100.00	100.00	12							
3	000100	C	RES	100		OR	0.00	0.00	1.89	AC		1.00	1.00	1.00	85,000.00	85,000.00	160,650							