

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units	0	0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,560	100	2020
TOTALS	1,560		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	01	1,560	112.3500	89.88	140,213	1991	1991	0	0	70.00	30.00
1 M/H 93- - 0% - 2023 Heated Area: 1560 HX Base Yr											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
										05/07/2025	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			42,064
TOTAL MARKET OB/XF VALUE			1,980
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			114,044
SOH/AGL Deduction			5,383
ASSESSED VALUE			108,661
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			108,661
TOTAL JUST VALUE			114,044
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			98,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2596/1817	10/14/2022	FJ U	I	I	11	0
GRANTOR: YOUNG DENNIS M EST						
GRANTEE: HOWARD DENISE M & V						
2413/0542	11/30/2020	QC U	I	I	11	100
GRANTOR: HOWARD WILLIAM C JR &						
GRANTEE: YOUNG DENNIS M						

EXTRA FEATURES		BLD		L		W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES	
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	0681	POLE SHED	0	0	30	22	660.00	SF	15.00	15.00	100	1990	1990	3	20	1,980													

TOTAL OB/XF												1,980											

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020] W60 S26 E60 N26\$.	

LAND DESCRIPTION												TOTAL OB/XF												1,980											
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	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000																		