



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	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	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	21,965
TOTALS	1,248			1,248	21,965

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	0	25	20	500.00	SF	26.95	26.95	
2	0681	POLE SHED	0	0	18	50	900.00	SF	15.00	15.00	
3	0751	UOP	0	0	8	16	128.00	SF	10.00	10.00	
4	0751	UOP	0	0	16	16	256.00	SF	10.00	10.00	
5	0510	GARAGE WD-	0	0	30	12	360.00	SF	26.95	26.95	

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	000100	C	RES	0	0007	OR	0.00	0.00	20.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	SD	% COND
0820	01	1,248	110.0000	88.00	109,824	1989	1989	10	0	15	70.00
1 M/H 93- - 0% - 0											
Heated Area: 1248											
HX Base Yr											
BAS 1993											
5955 HALTER PL, BRYCEVILLE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/09/2025 MLU											

TOTAL OB/XF											
8,783											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		21,965	
TOTAL MARKET OB/XF VALUE		8,783	
TOTAL LAND VALUE - MARKET		290,000	
TOTAL MARKET VALUE		320,748	
SOH/AGL Deduction		132,731	
ASSESSED VALUE		188,017	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		188,017	
TOTAL JUST VALUE		320,748	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		308,099	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7667	MH MOVE-ON	31,000	01/31/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2160/0567	11/21/2017	WD U	I	I	11
GRANTOR: KNOUSE VIRGIL G & BER					
GRANTEE: KNOUSE DUSTIN & MAR					
2116/0601	4/20/2017	WD U	I	I	37
GRANTOR: KNOUSE VIRGIL G & BER					
GRANTEE: KNOUSE DUSTIN & MAR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W52 S24 E52 N24 \$.											