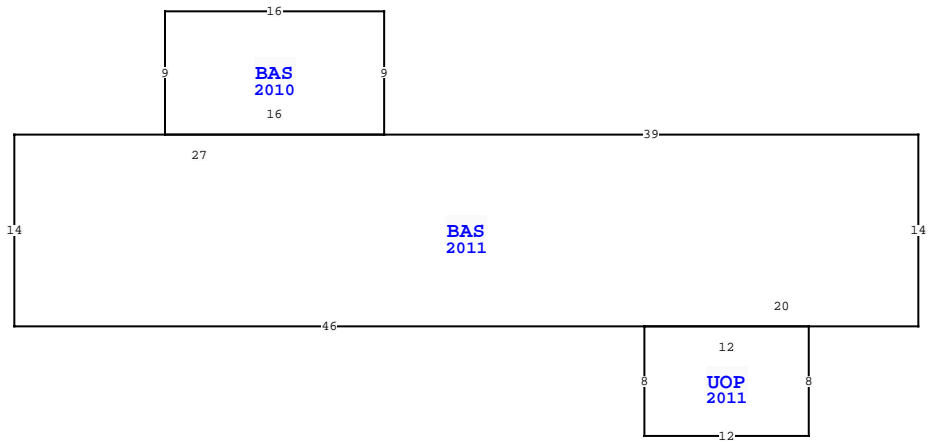




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 90	
Interior Floor	14	CARPET 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	144	100	2010
BAS	924	100	2011
UOP	96	25	2011
TOTALS	1,164		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,092	94.4000	75.52	82,468	1992	1992	0	0	70.00	30.00		
1 M/H 93- - 100% - 2020 Heated Area: 1068 HX Base Yr 2020													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			24,740
TOTAL MARKET OB/XF VALUE			1,447
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			61,187
SOH/AGL Deduction			20,206
ASSESSED VALUE			40,981
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			15,981
TOTAL JUST VALUE			61,187
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			53,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2246/0910	12/03/2018	SW	U	I	30	25,000
GRANTOR: BRANNAN CONSTRUCTION						
GRANTEE: LUCUS DONNIE LEE JR						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2011] W39 BAS=[YR=2010] N9 W16 S9 E16\$ W27 S14 E46	
UOP=[YR=2011] S8 E12 N8 W12\$ E20 N14\$.	

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	0940	SHEDS/PORT	0	100	18	10			20.10	100	2010	2010	3	40	1,447	

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	0006	RM-4	100.00	125.00	100.00	FF		1.00	1.00	1.00	350.00	350.00	35,000							