

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 Floor	14	CARPET 90	
Interior Floor	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	04	DIST 01 100	
Quality	03	Quality Level 03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,708	100	1993
TOTALS	1,708		1,708

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0820	02	1,708	117.6000	94.08	160,689	1985	1985		0	0	70.00												
1 M/H 93- - 100% - 2023 Heated Area: 1708 HX Base Yr 2023																							
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS 1993</span> </div>																							
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/09/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/09/2025	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
				05/09/2025	MLU																		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			48,207
TOTAL MARKET OB/XF VALUE			20,682
TOTAL LAND VALUE - MARKET			99,375
TOTAL MARKET VALUE			168,264
SOH/AGL Deduction			77,692
ASSESSED VALUE			90,572
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			39,850
TOTAL JUST VALUE			168,264
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			126,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2551/1393	4/01/2022	QC	U	I	11	100
GRANTOR: TEMPLES TIMOTHY SR						
GRANTEE: TEMPLES TIMOTHY & C						
0904/1483	10/22/1999	WD	Q	I		73,000
GRANTOR: PETERSON FLOYD F & CL						
GRANTEE: TEMPLES TIMOTHY SR						

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	0755	FSP	0	100	4	6	24.00	SF	20.00	20.00	100	1984	1984	3	20	96	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
3	0755	FSP	0	100	10	25	250.00	SF	20.00	20.00	100	1984	1984	3	20	1,000	
4	0350	CARPORT WD	0	100	36	24	864.00	SF	13.00	13.00	100	1996	1996	3	20	2,246	
5	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	1996	1996	3	20	192	
6	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
7	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1990	1990	3	20	720	
8	0754	FOP	0	100	20	10	200.00	SF	15.00	15.00	100	1999	1999	3	20	600	
9	0200	BARN WD 0-	0	100	15	27	405.00	SF	20.00	20.00	100	2026	2023		98	7,938	
<b>TOTAL OB/XF</b>															20,682		

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W61 S28 E61 N28\$.									

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	2.75	AC		1.00	1.00	1.00	35,000.00	35,000.00	96,250							
2	009530	C	POND	100		OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,125							