



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 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		N/A 100	
Stories	0	0 100	
Units		0 100	
Quality	06	Quality Level 06	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,064	100	2013
TOTALS	1,064		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,064	152.8800	129.95	138,267	1999	1999	0	0	58.00	42.00		
2 M/H 94+ - 0% - 0													
Heated Area: 1064													
HX Base Yr													
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center;">-76-</p> <p style="text-align: center;">14</p> <p style="text-align: center;">BAS 2013</p> <p style="text-align: center;">14</p> <p style="text-align: center;">-76-</p> </div>													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			58,072
TOTAL MARKET OB/XF VALUE			640
TOTAL LAND VALUE - MARKET			48,150
TOTAL MARKET VALUE			106,862
SOH/AGL Deduction			20,504
ASSESSED VALUE			86,358
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			86,358
TOTAL JUST VALUE			106,862
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			102,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044314	MH MOVE-ON	0	02/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1180/0663	10/13/2003	WD	U	I	11	20,000
GRANTOR: MORGAN RUSSELL H JR						
GRANTEE: KINCHEM-POTTER LISA						
0770/0946	9/09/1996	WD	U	I	11	32,400
GRANTOR: SHEPARD ROBERT V & CY						
GRANTEE: MORGAN RUSSELL H JR						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0751	UOP	0	0	20	10	SF	10.00	10.00	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2013] W76 S14 E76 N14\$.									

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	DPHT 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	1.07	AC		1.00	1.00	1.00	45,000.00	45,000.00	48,150							