

R497879

CORUM GODFREY F EST

2025

10-1N-25-2880-0002-0070

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

02WALL BOARD 100

03GABLE/HIP 100

12MODULAR MT 100

05DRYWALL 100

14CARPET 80

08SHT VINYL 20

03CENTRAL 100

04AIR DUCTED 100

2 100
2 100

02WOOD FRAME 100

1. 1. 100
0 100

06DIST 1D 100

03Quality Level 03

0200MOBILE HOME

MKT AREA08

8025.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS924100199392423,329

UCP306201993611,540

UST170552008942,373

TOTALS1,4001,07927,243

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

1 0940SHEDS/PORT008864.00SF20.1020.1010019851985320257

2 1242WD DECK A008864.00SF10.0010.0010020002000320128

3 1242WD DECK A008864.00SF10.0010.0010020002000320128

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1 000100CRES00006OR0.000.001.00LT1.001.001.0045,000.0045,000.0045,000

REVIEW DATE05/20/2024BYTWATotal Acres: 0.00Total Land Value: 45,000Market: 0Agricultural: 0Common: 45,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCTNORM % COND

0820021,079105.200084.1690,809198419890070.0030.00

1 M/H 93- - 0% - 0Heated Area: 924HX Base Yr

UST 2008

UCP 1993

BAS 1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE27,243

TOTAL MARKET OB/XF VALUE513

TOTAL LAND VALUE - MARKET45,000

TOTAL MARKET VALUE72,756

SOH/AGL Deduction28,930

ASSESSED VALUE43,826

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE43,826

TOTAL JUST VALUE72,756

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE59,350

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

0670/007311/12/1992WDQI06100

GRANTOR:LARSEN BENJAMIN F

GRANTEE:CORUM GODFREY F

0669/132211/04/1992WDQI27,000

GRANTOR:STOKES DONNA

GRANTEE:LARSEN BENJAMIN F

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 UCP=[YR=1993] N4 UST=[YR=2008] N10 W17 S10E17\$ W17 S18 E17 N14\$ S14 E66 N14\$.