

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
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
Quality	04	Quality Level 04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,560	100	2021
TOTALS	1,560		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,560	135.0800	114.82	179,119	2021	2021	0	0	3.00	97.00		
1 M/H 94+ - 100% - 2021 Heated Area: 1560 HX Base Yr 2021													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,560	100	2021	1,560	173,745								
TOTALS	1,560			1,560	173,745								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			173,745
TOTAL MARKET OB/XF VALUE			3,879
TOTAL LAND VALUE - MARKET			46,350
TOTAL MARKET VALUE			223,974
SOH/AGL Deduction			66,322
ASSESSED VALUE			157,652
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			106,930
TOTAL JUST VALUE			223,974
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			189,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002411	MH MOVE-ON	0	03/02/2021
MH98	MH MOVE-ON	0	10/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2420/0237	12/22/2020	WD	U	I	37	25,000
GRANTOR: PUCKETT KOREY E & LIB						
GRANTEE: PRUETT SUZANNA & CO						
1151/1564	7/09/2003	QC	Q	I	06	1,000
GRANTOR: CARROLL TALITHA						
GRANTEE: PUCKETT KOREY REID						

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	0811	CONCRETE B	0	100	56	12		672.00	100	2001	2001	3	79	2,761	
2	0681	POLE SHED	0	100	23	12	SF	276.00	100	2000	2000	3	27	1,118	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/21/2025	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2021] W60 S26 E60 N26 \$.													

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	0005	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350							