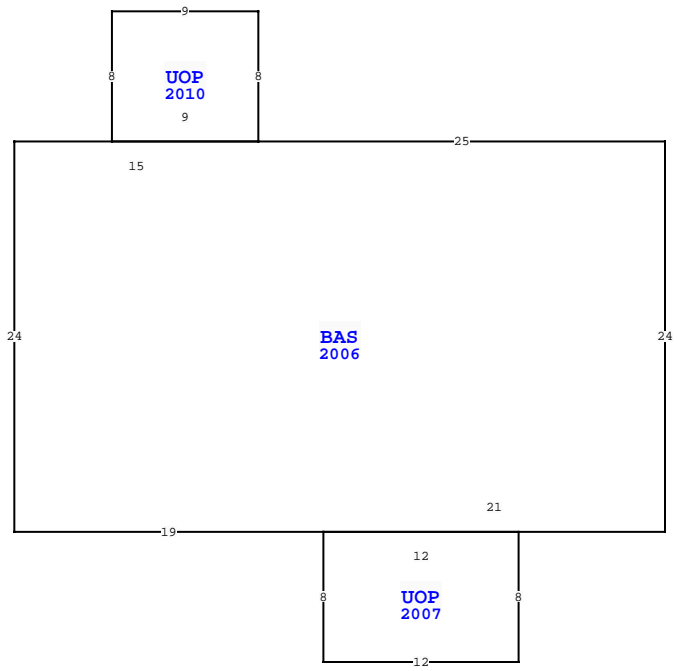




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floo	13	LVT/LAMMT	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	03	Quality Level	03
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	2006
UOP	96	25	2007
UOP	72	25	2010
TOTALS	1,128		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,002	124.4000	99.52	99,719	1986	1986	0	0	70.00	30.00		
1 M/H 93- - 100% - 2025 Heated Area: 960 HX Base Yr 2025													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			29,916
TOTAL MARKET OB/XF VALUE			16,148
TOTAL LAND VALUE - MARKET			56,700
TOTAL MARKET VALUE			102,764
SOH/AGL Deduction			0
ASSESSED VALUE			102,764
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			52,042
TOTAL JUST VALUE			102,764
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			105,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH240013626	REPLACEMENT DW MO	0	12/10/2024
22005268	GARAGE	22,634	04/05/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2750/808	9/24/2024	WD	U	I	30	51,400
GRANTOR: SWEAT DAVID						
GRANTEE: BULLARD CHRISTINE E						
1625/0036	5/21/2009	WD	Q	I	02	81,500
GRANTOR: SMITH ROLANDID & KATH						
GRANTEE: SWEAT DAVID						

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	0510	GARAGE WD-	0	100	24	16		35.00	35.00	100	1989	1989	3	20	2,688	
3	0510	GARAGE WD-	0	100	20	18	SF	35.00	35.00	100	2018	2018	3	84	10,584	
4	0810	CONCRETE A	0	100	18	10	SF	6.50	6.50	100	2018	2018	3	97	1,135	
5	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	2014	2014	3	94	1,741	
TOTALS														16,148		

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006] W25 UOP=[YR=2010] N8 W9 S8 E9\$ W15 S24 E19 UOP=[YR=2007] S8 E12 N8 W12\$ E21 N24\$.	

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	1.26	AC		1.00	1.00	1.00	45,000.00	45,000.00	56,700							