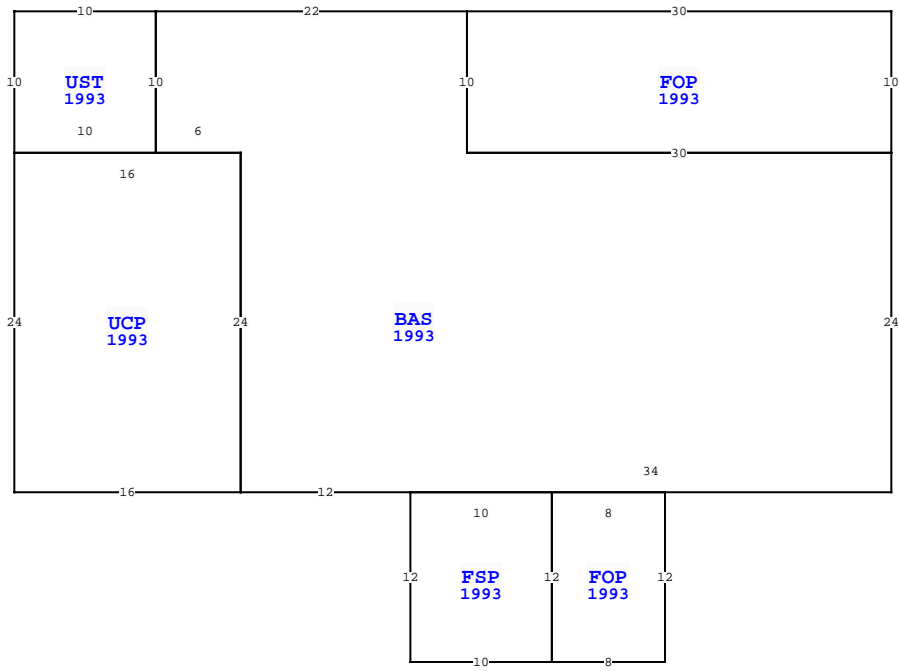


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 100	
Air Condition	02	WINDOW 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	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	05
NEIGHBORHOOD/LOC	5010.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,324	100	1993
FOP	96	30	1993
FOP	300	30	1993
FSP	120	60	1993
UCP	384	20	1993
UST	100	55	1993
TOTALS	2,324		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,647	118.0000	94.40	155,477	1976	1981	0	0	70.00	30.00
1 M/H 93- - 100% - 0 Heated Area: 1324 HX Base Yr 1994											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			62,238
TOTAL MARKET OB/XF VALUE			3,583
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			195,821
SOH/AGL Deduction			122,411
ASSESSED VALUE			73,410
TOTAL EXEMPTION VALUE	HX HB WR		42,776
BASE TAXABLE VALUE			30,634
TOTAL JUST VALUE			195,821
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			188,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2794/270	6/11/2025	QC	U	I	11	100
GRANTOR: RIGGS WILLIARD M JR						
GRANTEE: MILLER VICTORIA R						
0287/0455	1/01/1973	WD	U	V		4,300
GRANTOR:						
GRANTEE:						

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	0300	BOAT DCK W	0	100	12	3		40.00	40.00	100	1980	1980	3	20	288		
2	0510	GARAGE WD-	0	100	25	25	SF	23.45	23.45	100	1985	1985	3	20	2,931		
3	0350	CARPORT WD	0	100	10	14	SF	13.00	13.00	100	1985	1985	3	20	364		
TOTALS												2,324		1,647	46,643		

BUILDING NOTES											

**BUILDING DIMENSIONS**  
 FOP=[YR=1993] W30 BAS=[YR=1993] W22 UST=[YR=1993] W10 S10  
 UCP=[YR=1993] S24 E16 N24 W16\$ E10 N10\$ S10 E6 S24 E12  
 FSP=[YR=1993] S12 E10 FOP=[YR=1993] E8 N12 W8 S12\$ N12 W10 \$  
 E34 N24 W30 N10\$ S10 E30 N10 \$.

LAND DESCRIPTION												TOTAL OB/XF												3,583
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	000134	C	RES POND	100	0006	RM	80.00	170.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							
2	000134	C	RES POND	100	0006	RM	100.00	170.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

