

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
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
BUD4 Adjustme	40	.	100
Quality	04	Quality Level	04
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5010.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,701	100	1999
BAS	204	100	2015
DCK	112	15	2021
UOP	192	25	2015
TOTALS	2,209		
		1,970	122,853

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0800	02	1,970	174.6800	148.48	292,506	1999	1999	0	0	58.00	42.00														
1 M/H 94+ - 0% - 0 Heated Area: 1905 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			137,112
TOTAL MARKET OB/XF VALUE			3,548
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			205,660
SOH/AGL Deduction			0
ASSESSED VALUE			205,660
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			205,660
TOTAL JUST VALUE			205,660
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			196,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992857	MH MOVE-ON	0	10/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2773/1482	3/12/2025	WD	U	I	11	100
GRANTOR: EASTON JOYCE L						
GRANTEE: EASTON JOYCE L LIVI						
2277/1682	5/29/2019	SW	U	I	12	109,900
GRANTOR: FANNIE MAE						
GRANTEE: EASTON JEFFREY R &						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1999] W20 BAS=[YR=2015] N12 W17 UOP=[YR=2015] W16 DCK=[YR=2021] W6 L4 D4 S8 E10 N12\$ S12 E16 N12\$ S12 E17\$ W43 S27 E63 N27\$.	

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0351	CARPORT MT	0	0	24	18	SF	7.50	7.50	100	2005	2005	3	22	713	
TOTALS																
TOTAL OB/XF 3,548																

LAND DESCRIPTION		TOTAL OB/XF															3,548							
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	000134	C	RES POND	0		RM	130.00	165.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

