



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	13	LVT/LAMNT 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	
BUD8 Adjustme	06	DIST 1D 100	
Quality	05	Quality Level 05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,188	100	2013
UOP	64	25	2013
UOP	128	25	2024
TOTALS	1,380		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0800	02	1,236	140.8800	119.75	148,011	2013	2013	0	0	30.00	70.00														
1 M/H 94+ - 100% - 2025																									
Heated Area: 1188																									
HX Base Yr 2025																									
<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>05/09/2025</td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/09/2025		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
			05/09/2025																						

NASSAU COUNTY PROPERTY			PAGE 1 of 2	6
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 6			Tax Dist:	
BUILDING MARKET VALUE			109,654	
TOTAL MARKET OB/XF VALUE			0	
TOTAL LAND VALUE - MARKET			87,500	
TOTAL MARKET VALUE			197,154	
SOH/AGL Deduction			92,899	
ASSESSED VALUE			104,255	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			53,533	
TOTAL JUST VALUE			197,154	
NCON VALUE			23,312	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			154,343	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318659	H/AC	0	08/01/2013
B27513	DEMOLITION	0	07/01/2013
E26475	NEW CONSTR	0	07/01/2013
MH5489	MH MOVE-ON	0	07/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2740/1240	9/20/2024	WD	Q	I	01	235,000
GRANTOR: CARTER MAX L						
GRANTEE: COLLINS JOHN CLINTO						
2708/219	4/25/2024	LE	U	I	11	100
GRANTOR: CARTER SHIRLEY J						
GRANTEE: CARTER MAX L						

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

TOTAL OB/XF														0
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
1	000100	C	RES	100	0004	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00

BUILDING NOTES													
<p>BAS=[YR=2013;ORIG=-28,-12] W8 W8 W28 S27 E16 E16 E12 N27 \$</p> <p>UOP=[YR=2013;ORIG=-36,-12] N8 W8 S8 E8 \$</p> <p>UOP=[YR=2024;ORIG=-56,15] E16 S8 W16 N8 \$</p>													

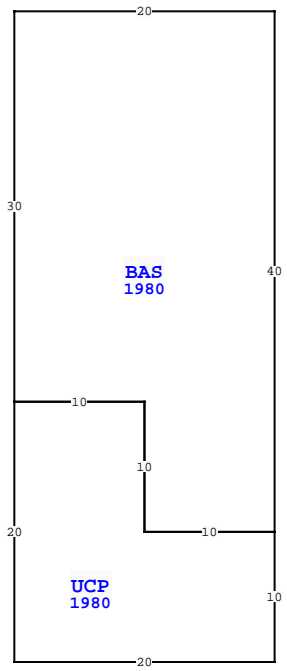
BUILDING DIMENSIONS													
<p>BAS=[YR=2013;ORIG=-28,-12] W8 W8 W28 S27 E16 E16 E12 N27 \$</p> <p>UOP=[YR=2013;ORIG=-36,-12] N8 W8 S8 E8 \$</p> <p>UOP=[YR=2024;ORIG=-56,15] E16 S8 W16 N8 \$</p>													

LAND DESCRIPTION														TOTAL OB/XF											0
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	000100	C	RES	100	0004	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500								



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	03	BELOW AVG. 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floop	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	02	WOOD FRAME 100			
Quality 06 Quality Level 06					
DOR CODE 0200 MOBILE HOME					
MAP NUM		MKT AREA 09			
NEIGHBORHOOD/LOC 9003.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100	1980	700	5,569
UCP	300	20	1980	60	478
TOTALS				760	6,046

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
2 GARAGE RES - 100% - 2025		760	43.0100	15.91	12,092	1980	1980	0	0	50.00
Heated Area: 700 HX Base Yr 2025										



NASSAU COUNTY PROPERTY				PAGE 2 of 2	6	
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2708/219	4/25/2024	LE	U	I	11	100
GRANTOR: CARTER SHIRLEY J						
GRANTEE: CARTER MAX L						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1980;ORIG=40,10] E20 S40 W10 N10 W10 N30 \$						
UCP=[YR=1980;ORIG=40,40] S20 E20 N10 W10 N10 W10 \$						

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

TOTAL OB/XF												0				

LAND DESCRIPTION												TOTAL OB/XF					0							
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

TOTAL OB/XF												0												