

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03AVERAGE 100

Roof Structur03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall04PLYWOOD 100

Interior Floo08SHT VINYL 60

Interior Floo14CARPET 40

Air Condition02WINDOW 100

Heating Type03FORCED AIR 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9001.00

TOTALS1,84810020251,84833,974

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

MARKET CHARACTERISTICS

TYPEMDLEFF. AREATOT ADJ PTS EFF. BASE RATE REPL. COST NEWAYBEYB ECON FNCTNORM% COND

0820021,84876.600061.28113,245198719870070.0030.00

1 M/H 93- - 0% - 2025Heated Area: 1848HX Base YrBAS 2025

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/09/2025MLU

TOTAL OB/XF0

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE33,974

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET90,000

TOTAL MARKET VALUE123,974

SOH/AGL Deduction6,300

ASSESSED VALUE117,674

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE117,674

TOTAL JUST VALUE123,974

NCON VALUE33,974

INCOME VALUEPREVIOUS YEAR MKT VALUE87,000

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

2535/14342/01/2022WDUUV3740,000

GRANTOR: LEE JOSEPH E & KAREN

GRANTEE: REINER HOWARD & CHE

2465/14155/25/2021SWUII11100

GRANTOR: ALDERMAN JAMES & MICH

GRANTEE: LEE JOSEPH E & KARE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] S28 E66 N28 W66 \$.

REVIEW DATE07/22/2024BYWWTotal Acres: 3.00Total Land Value: 90,000Market: 0Agricultural: 0Common: 90,000PRINTED 07/30/2025 BY SYS