

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 Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Quality	06	Quality Level 06	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,984	100	2011
TOTALS	1,984		
			1,984
			168,996

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0800	02	1,984	151.8400	129.06	256,055	2011	2011	0	0	0	34.00	66.00		
1 M/H 94+ - 100% - 2012 Heated Area: 1984 HX Base Yr 2012														
8770 HARPER CROSSING PL, BRYCEVILLE														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	05/21/2025	MLU			
				INC DATE					AG DATE					

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE			168,996	
TOTAL MARKET OB/XF VALUE			15,092	
TOTAL LAND VALUE - MARKET			45,000	
TOTAL MARKET VALUE			229,088	
SOH/AGL Deduction			119,724	
ASSESSED VALUE			109,364	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			58,642	
TOTAL JUST VALUE			229,088	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			199,368	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631849	CARPORT	29,458	03/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1757/1602	9/21/2011	WD U	V	V	30	100
GRANTOR: HARPER ROY G & SHIRLE						
GRANTEE: SIMON GEORGE W & ER						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2011] W64 S31 E64 N31\$.									

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	22	20	440.00	SF	35.00	35.00	100	2016	2016	3	78	12,012	
2	0351	CARPORT MT	0 100	22	20	440.00	SF	10.00	10.00	100	2016	2016	3	70	3,080	
TOTALS 1,984 1,984 168,996																

LAND DESCRIPTION										TOTAL OB/XF										15,092				
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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							