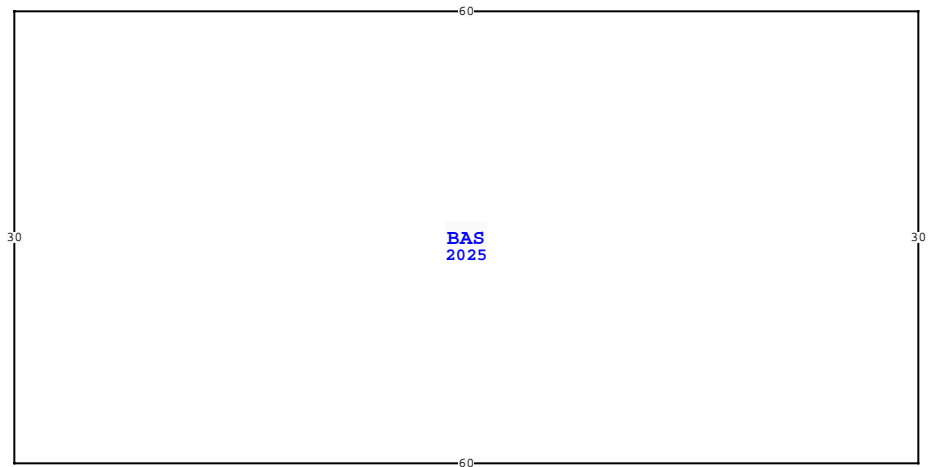


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMNT	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
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	1,800	100	2025
TOTALS	1,800		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND	
1	M/H	94+	- 100%	- 2025									
				Heated Area:	1800			HX Base Yr					
													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,800	100	2025	1,800	206,402								
TOTALS	1,800			1,800	206,402								

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		206,402	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		63,455	
TOTAL MARKET VALUE		269,857	
SOH/AGL Deduction		99,523	
ASSESSED VALUE		170,334	
TOTAL EXEMPTION VALUE	13	170,334	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		269,857	
NCON VALUE		206,402	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		62,160	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004526	NEW DOUBLE WIDE M	0	04/19/2024
230011782	NEW DWMH		09/15/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2734/1277	8/15/2024	WD Q	Q	I	02	295,000
GRANTOR: MOORE JULIA D						
GRANTEE: CERON-CHAMBLISS JUL						
2634/335	4/20/2023	WD Q	Q	V	01	70,000
GRANTOR: ROWLAND WENDELL D						
GRANTEE: MOORE JULIA D						

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															
13294 VINEYARD DR, BRYCEVILLE																															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td>05/09/2025</td> <td>MLU</td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> <td></td> </tr> </table>																	BLD DATE		LGL DATE	05/09/2025	MLU	XF DATE		LAND DATE			INC DATE		AG DATE		
BLD DATE		LGL DATE	05/09/2025	MLU																											
XF DATE		LAND DATE																													
INC DATE		AG DATE																													

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2025;ORIG=20,10] E60 S30 W60 N30 \$

LAND DESCRIPTION										TOTAL OB/XF														
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		OR	0.00	0.00	2.59	AC		1.00	1.00	0.70	35,000.00	24,500.00	63,455							