



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,148	100	1993	1,148	32,842
BAS	420	100	2002	420	12,015
FOP	52	30	2002	16	458
UCP	480	20	2002	96	2,747
UOP	156	25	2002	39	1,116
UOP	240	25	2002	60	1,717
TOTALS	2,496			1,779	50,894

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0940	SHEDS/PORT	0	0	16	10			
2	0810	CONCRETE A	0	0	0	0			
3	0351	CARPORT MT	0	0	36	12			
4	0351	CARPORT MT	0	0	24	12			
5	0810	CONCRETE A	0	0	26	12			
6	0532	STBL WD FL	0	0	48	48			
7	0940	SHEDS/PORT	0	0	12	18			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	0	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,779	119.2000	95.36	169,645	1975	1995	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 0													
Heated Area: 1568													
HX Base Yr													
BLD DATE: 05/13/2025 MLU													
XF DATE: 05/13/2025 MLU													
INC DATE: 05/13/2025 MLU													

TOTAL OB/XF													
29,224													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		50,894	
TOTAL MARKET OB/XF VALUE		29,224	
TOTAL LAND VALUE - MARKET		170,040	
TOTAL MARKET VALUE		250,158	
SOH/AGL Deduction		69,733	
ASSESSED VALUE		180,425	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		180,425	
TOTAL JUST VALUE		250,158	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		230,829	

ALSO SEE PRCL 29-2N-25-0000-0058-0000			
EXT IS HARDIPLANK;EYB ADJT ADDTNS			
MH/ID 15663A & 15663B			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2482/0122	6/21/2021	WD U	I	I	11	100	
GRANTOR: CALLAHAN LLC & CJD RE							
GRANTEE: DOG RIVER LLC							
1939/1454	1/28/2013	QC U	I	I	11	0	
GRANTOR: L & M CAPITAL HOLDING							
GRANTEE: DOG RIVER LLC							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993;ORIG=-68,12] S24 E27 E2 N1 E4 S1 E15 N24 W35 W13 \$													
UCP=[YR=2002;ORIG=-20,36] E20 N24 W20 S24 \$													
BAS=[YR=2002;ORIG=-20,0] W35 S12 E35 N12 \$													
UOP=[YR=2002;ORIG=0,0] W20 S12 E20 N12 \$													
UOP=[YR=2002;ORIG=-55,0] W13 S12 E13 N12 \$													
FOP=[YR=2002;ORIG=-41,36] S6 E8 N6 W2 N1 W4 S1 W2 \$													