

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	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	01	DIST CA 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
BAS	2,052	100	2003
FEP	360	85	2004
TOTALS	2,412		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0800	02	2,358	116.8000	99.28	234,102	2003	2005	0	0	46.00	54.00														
1 M/H 94+ - 100% - 0																									
Heated Area: 2358 HX Base Yr																									
<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></td> <td>06/02/2023</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					06/02/2023	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	Tax Group: 1	STANDARD
Tax Dist:		
BUILDING MARKET VALUE		126,415
TOTAL MARKET OB/XF VALUE		3,786
TOTAL LAND VALUE - MARKET		68,600
TOTAL MARKET VALUE		198,801
SOH/AGL Deduction		105,981
ASSESSED VALUE		92,820
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,098
TOTAL JUST VALUE		198,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4527	REPAIR/RRF	0	03/01/2022
B2691	CARPORT	795	04/01/2004
B2684	ADDITION	6,000	02/23/2004
MH2633	MH MOVE-ON	64,000	10/05/2003
B2629	XFOB	3,200	08/11/2003
2374	CHNGE SRVC	0	07/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/0395	10/18/2007	QC	Q	I	01	100
GRANTOR: MCCRAKEN SANDRA L ETA						
1434/0199	8/02/2006	QC	Q	I	06	100
GRANTOR: BOWEN GARY RICHARD						
GRANTEE: MCCRAKEN SANDRA 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	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0351	CARPORT MT	0	100	20	360.00	SF	5.60	5.60	100	2004	2004	3	21	423	
3	1242	WD DECK A	0	100	12	168.00	SF	10.00	10.00	100	2004	2004	3	21	353	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2003] W18 FEP=[YR=2004] N12 W30 S12 E30\$W58 S27 E76 N27\$.	

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		RL	98.00	168.00	98.00	FF		1.00	1.00	1.00	700.00	700.00	68,600							