

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	80
Interior Floor	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
Quality	03	Quality Level 03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	1999
TOTALS	1,512		45,188

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	1,512	117.2000	99.62	150,625	1996	1996		0	0	70.00												
1 M/H 94+ - 0% - 0 Heated Area: 1512 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>05/09/2025</td> <td></td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/09/2025		MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			45,188
TOTAL MARKET OB/XF VALUE			5,877
TOTAL LAND VALUE - MARKET			136,000
TOTAL MARKET VALUE			187,065
SOH/AGL Deduction			54,252
ASSESSED VALUE			132,813
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			132,813
TOTAL JUST VALUE			187,065
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			154,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018564	GARAGE	11,550	07/01/2001
992811	MH MOVE-ON	0	08/01/1999
8011	MH MOVE-ON	18,000	01/03/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2055/1040	6/13/2016	SW	U	I	12	50,100
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: TIFTON NASSAU LLC						
2047/0871	5/20/2016	CT	U	I	18	28,900
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK NATIONAL AS						

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	1242	WD DECK A	0	0	12	10			10.00	100	1999	1999	3	20	240	
2	0510	GARAGE WD-	0	0	21	22			35.00	100	2001	2001	3	28	4,528	
3	0810	CONCRETE A	0	0	4	9			6.50	100	2001	2001	3	79	185	
4	1242	WD DECK A	0	0	14	12			10.00	100	2013	2013	3	55	924	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1999] W56 S27 E56 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	0	0006	OR	0.00	0.00	1.36	AC		1.00	1.00	1.00	100,000.00	100,000.00	136,000							