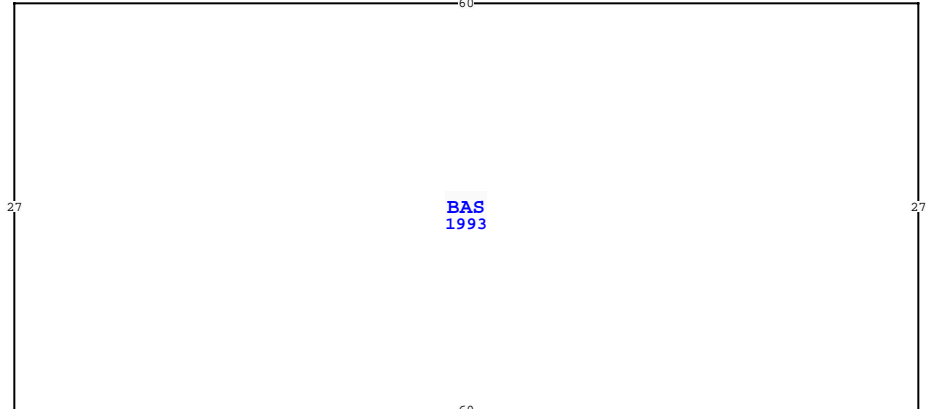


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	AL SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,620	115.6000	92.48	149,818	1988	1988		0	0	70.00	30.00	
1 M/H 93- - 0% - 2025 Heated Area: 1620 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	44,945
TOTALS	1,620			1,620	44,945

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
2	0752	USP	0	0	12	10	120.00	SF	15.00	15.00	100	1988	1988	3	20	360	
3	1243	WD DECK F	0	0	24	10	240.00	SF	8.00	8.00	100	1988	1988	3	20	384	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			44,945
TOTAL MARKET OB/XF VALUE			2,914
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			172,859
SOH/AGL Deduction			0
ASSESSED VALUE			172,859
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			172,859
TOTAL JUST VALUE			172,859
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			201,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8813	MH MOVE-ON	32,000	02/20/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2751/1543	11/20/2024	QC	U	I	11	100
GRANTOR: ROADERICK CRAIG K & L						
GRANTEE: ROSS KEITH						
2017/1116	5/01/2015	QC	U	I	11	100
GRANTOR: ROSS KEITH W						
GRANTEE: ROADERICK CRAIG K &						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W60 S27 E60 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		OR	0.00	0.00	2.50	AC		1.00	1.00	0.50	100,000.00	50,000.00	125,000							

REVIEW DATE 04/29/2020 BY KWA																								
Total Acres: 2.50					Total Land Value: 125,000					Market: 0					Agricultural: 0					Common: 125,000				