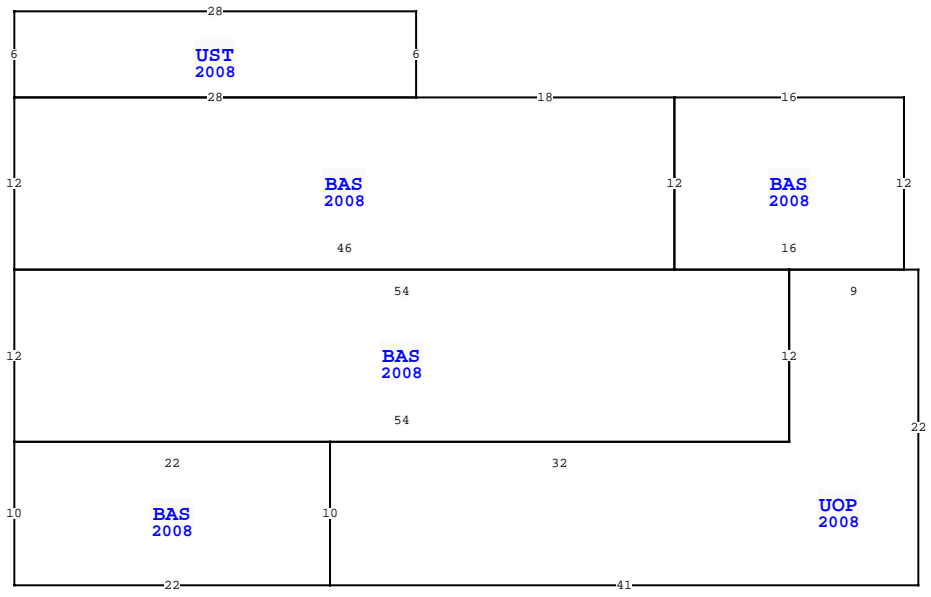




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	01	MINIMUM 100			
Interior Wall	04	PLYWOOD 100			
Interior Floo	08	SHT VINYL 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
Units		0 100			
Quality	01	Quality Level 01			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC	4005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100	2008	192	2,788
BAS	220	100	2008	220	3,194
BAS	552	100	2008	552	8,015
BAS	648	100	2008	648	9,409
UOP	518	25	2008	130	1,888
UST	168	55	2008	92	1,336
TOTALS	2,298			1,834	26,630

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,834	60.5000	48.40	88,766	1974	1974	0	0	70.00	30.00
1 M/H 93- - 100% - 2023 Heated Area: 1612 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	57,459		
TOTAL MARKET OB/XF VALUE	5,256		
TOTAL LAND VALUE - MARKET	132,000		
TOTAL MARKET VALUE	194,715		
SOH/AGL Deduction	33,300		
ASSESSED VALUE	161,415		
TOTAL EXEMPTION VALUE	HX HB WX 55,722		
BASE TAXABLE VALUE	105,693		
TOTAL JUST VALUE	194,715		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	156,866		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014736	12X40 CPT	15,408	11/15/2023
B230014738	30X50 STG	96,285	11/15/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2766/1195	2/06/2025	WD	U	I	11	100
GRANTOR: BRADLEY CONSTANCE						
GRANTEE: BRADLEY CONSTANCE						
2593/0325	9/27/2022	WD	Q	I	01	137,000
GRANTOR: WHIPPLE TRACY						
GRANTEE: BRADLEY CONSTANCE						

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	0940	SHEDS/PORT	0	100	10	100.00	SF	30.00	30.00	100	2001	2001	3	20	600	
2	0351	CARPORT MT	0	100	40	480.00	SF	10.00	10.00	100	2024	2023		97	4,656	

BLD DATE		02/25/2009		RK		LGL DATE		05/09/2025		MLU	
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BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2008] W16 BAS=[YR=2008] W18 UST=[YR=2008] N6 W28 S6 E28 \$ W28 S12BAS=[YR=2008] S12 BAS=[YR=2008] S10 E22 UOP=[YR=2008] E41 N22 W9 S12 W32 S10 \$ N10W22 \$ E54 N12 W54 \$ E46N12S12 E16 N12 \$ .	

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	1.32	AC		1.00	1.00	1.00	100,000.00	100,000.00	132,000							

