

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
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
BUD8 Adjustme	06	DIST 1D	100
Quality	02	Quality Level	02
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,056	100	1998
TOTALS	1,056		21,929

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	93-	- 100%	- 2019	Heated Area: 1056			HX Base Yr 2019			
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 44 44 24 24 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 1998</p> </div> </div>											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			21,929
TOTAL MARKET OB/XF VALUE			5,354
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			77,283
SOH/AGL Deduction			42,576
ASSESSED VALUE			34,707
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			9,707
TOTAL JUST VALUE			77,283
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			69,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2705/1958	4/15/2024	QC	U	I	11	100
GRANTOR: GIBSON WILLIAM R						
GRANTEE: GIBSON WILLIAM R						
2189/1665	4/13/2018	WD	Q	I	01	35,000
GRANTOR: DEARSTINE LAWRENCE ED						
GRANTEE: GIBSON WILLIAM R						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1998] W44 S24 E44 N24\$.	

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	0810	CONCRETE A	0	100	0	429.00	SF	6.50	6.50	100	1988	1988	3	52	1,450	
2	0681	POLE SHED	0	100	20	400.00	SF	15.00	15.00	100	1998	1998	3	25	1,500	
3	0940	SHEDS/PORT	0	100	12	96.00	SF	19.50	19.50	100	1995	1995	3	20	374	
4	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
TOTALS																
TOTAL OB/XF 5,354																

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	0006	RM	122.00	358.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							