



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floo	14	CARPET	80
Interior Floo	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	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,170	100	1998
TOTALS	1,170		1,170
			32,910

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0820	02	1,170	117.2000	93.76	109,699	1984	1984	0	0	70.00	30.00												
1 M/H 93- - 100% - 1999 Heated Area: 1170 HX Base Yr 1999																							
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; text-align: center;">45</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; text-align: center;">45</div> <div style="position: absolute; left: 0; top: 50%; transform: translateY(-50%); text-align: center;">26</div> <div style="position: absolute; right: 0; top: 50%; transform: translateY(-50%); text-align: center;">26</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">                     BAS 1998                 </div> </div>																							
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/08/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/08/2025	INC DATE		AG DATE	MLU
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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			32,910
TOTAL MARKET OB/XF VALUE			1,548
TOTAL LAND VALUE - MARKET			85,850
TOTAL MARKET VALUE			120,308
SOH/AGL Deduction			81,485
ASSESSED VALUE			38,823
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			13,823
TOTAL JUST VALUE			120,308
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			111,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02256	REPAIR/RRF	3,632	09/01/1995
7590	MH MOVE-ON	17,000	12/12/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2673/94	10/11/2023	LE U		I	11	100
GRANTOR: RIGGS LINDA JEAN						
GRANTEE: RUSSELL SONYA LEGH						
2575/0169	7/01/2022	QC U		I	11	100
GRANTOR: RIGGS CHARLES C						
GRANTEE: RIGGS LINDA J						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1998] W45 S26 E45 N26\$.	

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	100	12	16			10.00	100	1995	1995	3	20	384	
2	0940	SHEDS/PORT	0	100	10	20	SF	20.10	20.10	100	1990	1990	3	20	804	
3	1242	WD DECK A	0	100	8	16	SF	10.00	10.00	100	1994	1994	3	20	256	
4	1242	WD DECK A	0	100	4	5	SF	10.00	10.00	100	1995	1995	3	20	40	
5	1242	WD DECK A	0	100	4	8	SF	10.00	10.00	100	1995	1995	3	20	64	
TOTAL OB/XF 1,548																

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	1.01	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,850							