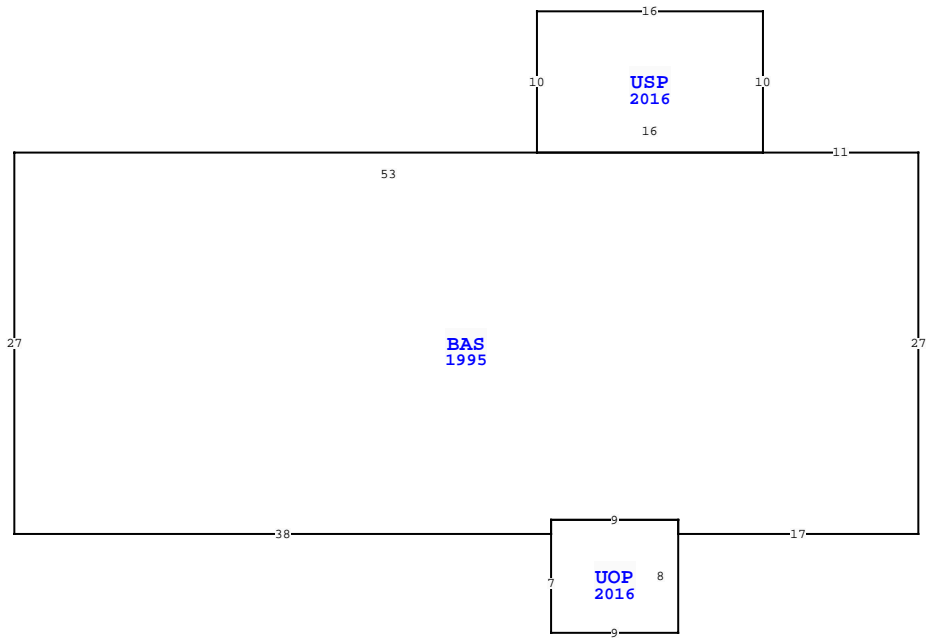




BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	30 VINYL 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LVT/LAMMT 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
Quality	05 Quality Level 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4053.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,719	100	1995	1,719	130,171
UOP	72	25	2016	18	1,363
USP	160	50	2016	80	6,058
TOTALS	1,951			1,817	137,592

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,817	139.2000	118.32	214,987	1995	2010		0	0	36.00	64.00	
1 M/H 94+ - 100% - 2024 Heated Area: 1719 HX Base Yr 2024													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			137,592
TOTAL MARKET OB/XF VALUE			6,268
TOTAL LAND VALUE - MARKET			82,450
TOTAL MARKET VALUE			226,310
SOH/AGL Deduction			10,963
ASSESSED VALUE			215,347
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			164,625
TOTAL JUST VALUE			226,310
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			209,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-947	MH MOVE-ON	0	06/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2684/904	12/13/2023	WD	Q	I	01	255,500
GRANTOR: ANDERSON BRETT A						
GRANTEE: CONOVER ESTELLE & D						
2368/1013	6/05/2020	SW	Q	I	01	155,000
GRANTOR: ROCK LANDING LLC						
GRANTEE: ANDERSON BRETT A &						

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	100	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0351	CARPORT MT	0	100	22	440.00	SF	10.00	10.00	100	2024	2019		82	3,608	

TOTAL OB/XF									
6,268									

BUILDING NOTES									
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BUILDING DIMENSIONS  
 BAS=[YR=1995] W11 USP=[YR=2016] N10 W16 S10 E16\$ W53 S27 E38  
 UOP=[YR=2016] S7 E9 N8 W9 S1\$ N1 E9 S1 E17 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	DPHT 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	0.97	AC		1.00	1.00	1.00	85,000.00	85,000.00	82,450							