

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
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	06	Quality Level 06	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,488	100	2001
TOTAL ADJ AREA	1,488		
SUBAREA MARKET VALUE	88,647		
TOTALS	1,488		1,488 88,647

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	M/H	94+	- 100%	- 1996																			
Heated Area: 1488						HX Base Yr 1996																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/09/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/09/2025	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			88,647
TOTAL MARKET OB/XF VALUE			4,563
TOTAL LAND VALUE - MARKET			102,300
TOTAL MARKET VALUE			195,510
SOH/AGL Deduction			130,738
ASSESSED VALUE			64,772
TOTAL EXEMPTION VALUE	HX HB		39,772
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			195,510
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			154,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23728	CARPORT	11,244	06/01/2010
MH013431	MH MOVE-ON	0	03/01/2001
MHU95761	MH MOVE-ON	0	01/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0703/1652	5/05/1994	WD Q	Q	V		11,000
GRANTOR: WILLIS LYNWOOD & JANE						
GRANTEE: HAWKINS RONALD & RE						

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	0681	POLE SHED	0	100	26	18			15.00	100	1998	1998	3	25	1,755	
2	0811	CONCRETE B	0	100	30	20			5.20	100	2010	2010	3	90	2,808	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2001] W48 S31 E48 N31\$.	

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	0004	OR	0.00	0.00	3.41	AC		1.00	1.00	1.00	30,000.00	30,000.00	102,300							