



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	AL SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMNT 80	
Interior Floor	14	CARPET 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	2008
TOTALS	672		26,351

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	672	111.4000	89.12	59,889	1986	2000	0	0	56.00	44.00
2 M/H 93- - 0% - 2024										Heated Area: 672	HX Base Yr
TOTALS										672	26,351

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			26,351
TOTAL MARKET OB/XF VALUE			14,410
TOTAL LAND VALUE - MARKET			187,500
TOTAL MARKET VALUE			228,261
SOH/AGL Deduction			62,144
ASSESSED VALUE			166,117
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			166,117
TOTAL JUST VALUE			228,261
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			151,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
995840	CHNGE SRVC	0	04/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/132	6/09/2023	QC U	I	11		100
GRANTOR: BLACKWELDER JOHN JAME						
GRANTEE: JOHNSON CHRISTOPHER						
2637/557	4/27/2023	QC U	I	11		60,000
GRANTOR: BLACKWELDER JOHN JAME						
GRANTEE: JOHNSON CHRISTOPHER						

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	0510	GARAGE WD-	0	0	36	22	792.00	SF	14.00	14.00	100	1980	1980	3	20	2,218	
2	0681	POLE SHED	0	0	20	8	160.00	SF	6.00	6.00	100	1980	1980	3	20	192	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	
TOTALS															14,410		

BLD DATE		10/02/2014	KK	LGL DATE	04/14/2025	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2008] W48 S14 E48 N14\$.														

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	0	0005	RMH	200.00	125.00	1.00	LT		1.00	1.00	1.50	125,000.00	187,500.00	187,500							