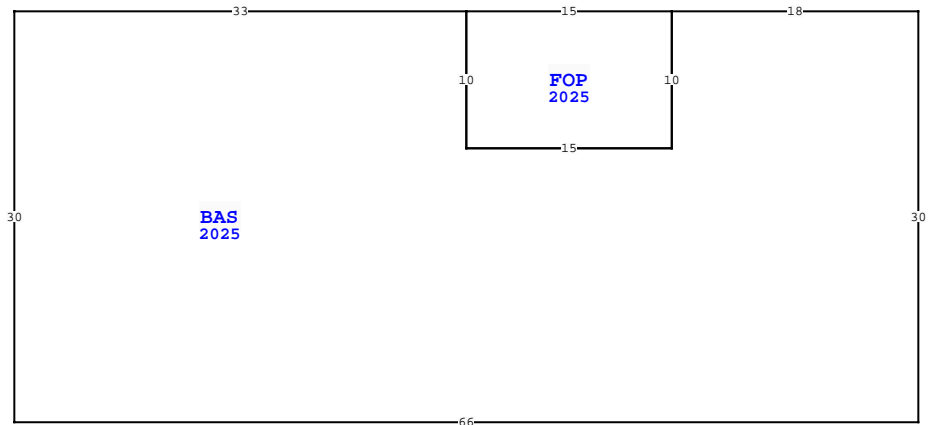


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	05	Quality Level	05
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,830	100	2025
FOP	150	30	2025
TOTALS	1,980		
		1,875	221,524

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,875	140.4000	119.34	223,762	2024	2024	0	0	1.00	99.00	
1 M/H 94+ - 100% - 2025 Heated Area: 1830 HX Base Yr 2025												
												
BLD DATE		LGL DATE		05/09/2025	MLU							
XF DATE		LAND DATE										
INC DATE		AG DATE										

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		240,716	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		112,200	
TOTAL MARKET VALUE		352,916	
SOH/AGL Deduction		0	
ASSESSED VALUE		352,916	
TOTAL EXEMPTION VALUE	HX HB WX	55,722	
BASE TAXABLE VALUE		297,194	
TOTAL JUST VALUE		352,916	
NCON VALUE		240,716	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		67,320	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH240003059	2023 DW 30*66 3/	0	03/18/2024
B230015666		2,400	12/08/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2679/1476	10/23/2023	SW	Q	V	02	81,500
GRANTOR: FIRST COAST INC						
GRANTEE: DELAGRANGE CINDY &						
2302/1819	9/10/2019	TX	U	V	11	38,000
GRANTOR: TAX COLLECTOR						
GRANTEE: FIRST COAST INC						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=10,10] E33 S10 E15 N10 E18 S30 W66 N30 \$	
FOP=[YR=2025;ORIG=43,20] E15 N10 W15 S10 \$	

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			3.74	AC		1.00	1.00	1.00	30,000.00	30,000.00	112,200								

