



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	04	PLYWOOD	100		
Interior Floor	08	SHT VINYL	80		
Interior Floor	14	CARPET	20		
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		
BUD8 Adjustme	04	DIST 01	100		
Quality	03	Quality Level 03			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC	4052.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	30,901
UOP	114	25	1993	28	644
UOP	248	25	1993	62	1,426
TOTALS	1,706			1,434	32,971

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,434	95.8000	76.64	109,902	1978	1978	0	0	70.00	30.00

1 M/H 93- - 100% - 2015 Heated Area: 1344 HX Base Yr 2015

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			32,971
TOTAL MARKET OB/XF VALUE			3,480
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			96,451
SOH/AGL Deduction			27,189
ASSESSED VALUE			69,262
TOTAL EXEMPTION VALUE	HX HB	44,262	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			96,451
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			92,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004637	ADDITION	19,320	08/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2426/0771	1/12/2021	QC	U	I	11	100
GRANTOR: HERSEY KIRK						
GRANTEE: HERSEY JASON						
1932/0546	8/13/2014	FJ	U	I	11	0
GRANTOR: HERSEY LINDA N ESTATE						
GRANTEE: HERSEY JASON & KIRK						

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	20	30			15.00	100	1986	1986	3	20	1,800	
2	0351	CARPORT MT	0	100	12	20			10.00	100	2016	2016	3	70	1,680	

TOTAL OB/XF											
3,480											

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=1993] W19 S6 BAS=[YR=1993] W37 S24 E25 UOP=[YR=1993] S8 E31 N8 W31 \$ E31 N24 W19 \$ E19 N6 \$.											

LAND DESCRIPTION																								
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		RM	125.00	190.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							