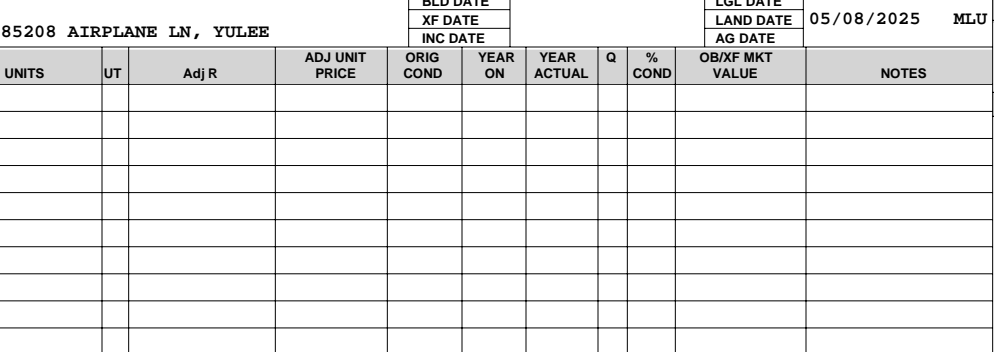




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	08	SHT VINYL 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,070	100	2019
FOP	90	30	2019
STP	35	10	2019
TOTALS	2,195		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	01	2,101	101.9200	86.63	182,010	2019	2019	0	0	7.00	93.00
1 M/H 94+ - 100% - 2020 Heated Area: 2070 HX Base Yr 2020											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			169,269
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			73,114
TOTAL MARKET VALUE			242,383
SOH/AGL Deduction			91,702
ASSESSED VALUE			150,681
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			99,959
TOTAL JUST VALUE			242,383
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			221,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1903578	MH MOVE-ON	0	05/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2269/0575	4/22/2019	QC	U	V	11	100

GRANTOR: HODGES DOROTHY D
GRANTEE: LLOYD BRANDON & ANG

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2019] W30 S18 W15 S28 E15 S8 FOP=[YR=2019] S6	
STP=[YR=2019] S5 E7 N5 W7\$ E15 N6 W15\$ E15 S2 E15 N56 \$.	

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	0.86	AC		1.00	1.00	1.00	85,000.00	85,000.00	73,100							
2	009400	C	RIGHT-OF-WAY	0		OR	0.00	0.00	0.14	AC		1.00	1.00	1.00	100.00	100.00	14							