



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	13	LVT/LAMMT	30
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	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	1,152	100	1999
TOTALS	1,152		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,152	123.4000	104.89	120,833	1999	2014	0	0	28.00	72.00
1 M/H 94+ - 100% - 2017 Heated Area: 1152 HX Base Yr 2017											
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 1999 </div>											
BLD DATE	10/14/2009	KK	LGL DATE	05/09/2025	MLU						
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			87,000
TOTAL MARKET OB/XF VALUE			9,615
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			181,615
SOH/AGL Deduction			82,691
ASSESSED VALUE			98,924
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			48,202
TOTAL JUST VALUE			181,615
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			170,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25598	SWIM POOL	4,215	02/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2091/0254	12/09/2016	WD	Q	I	01	95,000
GRANTOR: SUTTON JOEY F						
GRANTEE: SCOTT ASHLEY N						
2091/0252	11/01/2016	QC	U	I	11	100
GRANTOR: SUTTON BYROM E						
GRANTEE: SUTTON JOEY F						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1999] W48 S24 E48 N24\$.	

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	1243	WD DECK F	0	100	10	5		3.20	3.20	100	2000	2000	3	20	32	
2	1242	WD DECK A	0	100	0	0		10.00	10.00	100	2012	2012	3	50	4,250	
3	0681	POLE SHED	0	100	24	8		15.00	15.00	100	2010	2010	3	56	1,613	
4	0351	CARPORT MT	0	100	20	20		10.00	10.00	100	2022	2022	3	93	3,720	

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							