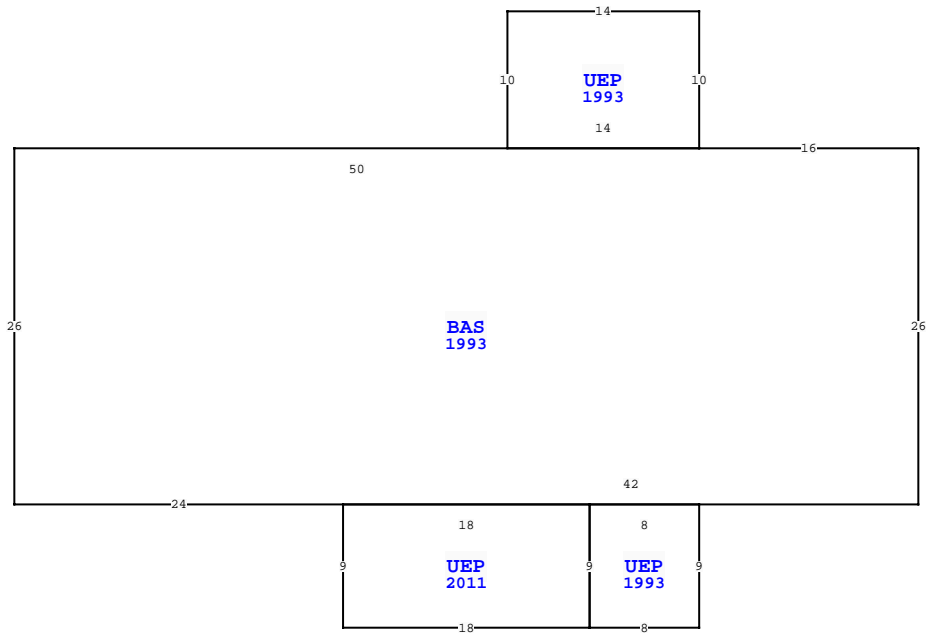




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 80				
Exterior Wall	12 CEDAR 20				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	04 PLYWOOD 50				
Interior Wall	05 DRYWALL 50				
Interior Floor	14 CARPET 70				
Interior Floor	08 SHT VINYL 30				
Air Condition	01 NONE 100				
Heating Type	01 NONE 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
BUD8 Adjustme	04 DIST 01 100				
Quality	02 Quality Level 02				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4048.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	1993	1,716	30,270
UEP	72	70	1993	50	882
UEP	140	70	1993	98	1,729
UEP	162	70	2011	113	1,993
TOTALS	2,090			1,977	34,874

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,977	73.5000	58.80	116,248	1971	1975	0	0	70.00	30.00
1 M/H 93- - 100% - 0 Heated Area: 1716 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			34,874
TOTAL MARKET OB/XF VALUE			2,034
TOTAL LAND VALUE - MARKET			66,000
TOTAL MARKET VALUE			102,908
SOH/AGL Deduction			60,951
ASSESSED VALUE			41,957
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			16,957
TOTAL JUST VALUE			102,908
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			87,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/1758	12/12/2023	QC	U	I	11	100

GRANTOR: CLAXTON EDWARD T & FL
 GRANTEE: CLAXTON EDWARD T &

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W16 UEP=[YR=1993] N10 W14 S10 E14\$ W50 S26 E24	
UEP=[YR=2011] S9 E18 UEP=[YR=1993] E8 N9 W8 S9\$ N9 W18\$ E42 N26\$.	

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	1242	WD DECK A	0 100	8	20	160.00	SF	10.00	10.00	100	1980	1980	3	20	320	
2	0940	SHEDS/PORT	0 100	20	14	280.00	SF	20.10	20.10	100	1975	1975	3	20	1,126	
3	0681	POLE SHED	0 100	14	14	196.00	SF	15.00	15.00	100	1975	1975	3	20	588	
TOTALS												2,034				

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	100		OR	300.00	100.00	1.00	LT		1.00	1.00	1.10	60,000.00	66,000.00	66,000							