

PRUSINSKI EDWIN S
2895 BASS HAVEN LN
ST AUGUSTINE, FL 32092

2025

42-2N-27-4612-0005-0070

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	26 AL SIDING 100				
RooF Structur	01 FLAT 100				
RooF Cover	01 MINIMUM 100				
Interior Wall	04 PLYWOOD 100				
Interior Floo	14 CARPET 70				
Interior Floo	08 SHT VINYL 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories Units	1. 1. 100 0 100				
Quality	03 Quality Level 03				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA04				
NEIGHBORHOOD/LOC	4048.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	916	100	2025	916	22,820
DCK	112	15	2025	17	424
FOP	8	30	2025	2	50
UOP	144	25	2025	36	897
TOTALS	1,180			971	24,190

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
3	0510	GARAGE WD-	0	0 25 15	375.00	SF	23.45	23.45	100	1970	1970	3	20	1,759	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE

02/14/2025

BY KW

Total Acres: 0.00

Total Land Value: 85,000

Market: 0

Agricultural: 0

Common: 85,000

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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	971	103.8000	83.04	80,632	1984	1984	0	0	70.00	30.00

1 M/H 93- - 0% - 2025 Heated Area: 916 HX Base Yr

Diagram showing building footprint dimensions:

- Overall width: 46 units

- Overall depth: 14 units

- Internal divisions:

- Top section: 18 units wide.
- Main body: 32 units deep from top edge, leaving 2 units at bottom.
- Bottom-right extension: 14 units wide by 8 units deep.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4 Tax Dist:		
BUILDING MARKET VALUE		24,190
TOTAL MARKET OB/XF VALUE		1,759
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		110,949
SOH/AGL Deduction		0
ASSESSED VALUE		110,949
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		110,949
TOTAL JUST VALUE		110,949
NCON VALUE		24,190
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,508

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I V	RSN CD	SALE PRICE
2558/0903	4/22/2022	WD	U	V	30	50,000

GRANTOR: PRUSINSKI ANITA CAROL

GRANTEE: PRUSINSKI EDWIN S

1983/1975	6/05/2015	FJ	U	I	11	0
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GRANTOR: ROMAN WALTER D ESTATE

GRANTEE: ROMAN WILLARD DARDE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,10] E16 E18 E32 S14 W6 W4 U2L2 W2 D2L2 W4 W46 N14 \$
UOP=[YR=2025;ORIG=36,10] E18 N8 W18 S8 \$
FOP=[YR=2025;ORIG=70,24] E6 U2L2 W2 D2L2 \$
DCK=[YR=2025;ORIG=66,24] E4 E6 E4 S8 W14 N8 \$.