



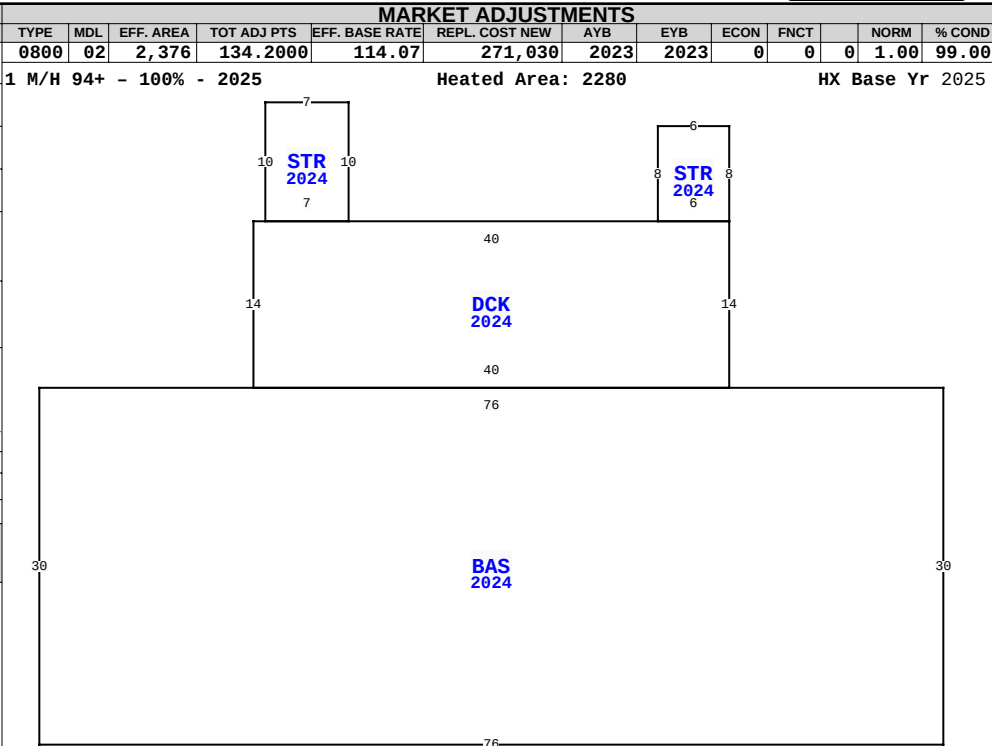
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100

Quality	04	Quality Level 04
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	2,280	100	2024	2,280	257,479
DCK	560	15	2024	84	9,486
STR	48	10	2024	5	564
STR	70	10	2024	7	790
TOTALS	2,958			2,376	268,320

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0470	VNYL GATE	0	100	0	4.00	UT	300.00	
2	0471	VINYL FNC	0	100	0	210.00	LF	32.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		OR	0.00	0.00	0.89



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

TOTAL OB/XF									
7,841									

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		268,320	
TOTAL MARKET OB/XF VALUE		7,841	
TOTAL LAND VALUE - MARKET		120,150	
TOTAL MARKET VALUE		396,311	
SOH/AGL Deduction		0	
ASSESSED VALUE		396,311	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		345,589	
TOTAL JUST VALUE		396,311	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		333,673	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003498	76X30 D/H M/H 4BD		03/16/2023
B1531019	DEMOLITION	0	08/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2616/1743	1/30/2023	WD Q	Q	V	03
GRANTOR: FLOREY STEPHEN & NANC					
GRANTEE: KIRKLAND KIMBERLY B					
1295/1074	2/15/2005	WD Q	Q	I	
GRANTOR: HUDSON ERMA ELEAZER					
GRANTEE: FLOREY STEPHEN & NA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=30,10] E76 S30 W76 N30 \$									
DCK=[YR=2024;ORIG=88,10] W40 N14 E40 S14 \$									
STR=[YR=2024;ORIG=88,-4] W6 N8 E6 S8 \$									
STR=[YR=2024;ORIG=49,-4] E7 N10 W7 S10 \$									