



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	
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4003.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,800	100	1998
TOTALS	1,800		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	94+	- 100%	- 1999							
Heated Area: 1800					HX Base Yr		1999				
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>Diagram showing a rectangular lot with dimensions: 27 (left), 67 (top), 27 (right), 35 (bottom), and 9 (bottom center). The lot is labeled 'BAS 1998'.</p> </div>											
TOTALS	1,800			1,800	69,768						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			69,768
TOTAL MARKET OB/XF VALUE			1,862
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			151,630
SOH/AGL Deduction			87,822
ASSESSED VALUE			63,808
TOTAL EXEMPTION VALUE	HX HB WX		43,808
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			151,630
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			141,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982474	MH MOVE-ON	0	12/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2431/1522	1/28/2021	QC	U	I	11	100
GRANTOR: WILDER JUNE						
GRANTEE: MASTERS MATTHEW SHA						
1920/0439	5/29/2014	LE	U	I	11	100
GRANTOR: WILDER HORACE Q & JUN						
GRANTEE: WILDER HORACE Q & J						

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	0940	SHEDS/PORT	0	100	12	24			20.10	100	1986	1986	3	20	1,158	
2	1242	WD DECK A	0	100	8	12			10.00	100	1998	1998	3	20	192	
3	0751	UOP	0	100	8	10			10.00	100	2012	2012	3	64	512	

TOTAL OB/XF										1,862														
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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

BUILDING NOTES									
<p>BAS=[YR=1998] W67 S27 E35 N1 E9 S1 E23 N27\$. BLD DATE: 05/08/2025 MLU LGL DATE: 05/08/2025 LAND DATE: 05/08/2025 AG DATE:</p>									

BUILDING DIMENSIONS									
<p>BAS=[YR=1998] W67 S27 E35 N1 E9 S1 E23 N27\$.</p>									

LAND DESCRIPTION										TOTAL OB/XF 1,862														
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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							