



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	14	CARPET 70			
Interior Floo	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	04	Quality Level 04			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA			08
NEIGHBORHOOD/LOC	8026.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2006	2,280	167,546
FCP	1,800	25	2020	450	33,068
FOP	644	30	2020	193	14,182
UOP	364	25	2020	91	6,687
TOTALS	5,088			3,014	221,483

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	3,014	135.0800	114.82	346,067	2006	2010	0	0	0 36.00	64.00
1 M/H 94+ - 100% - 2007											
Heated Area: 2280 HX Base Yr 2007											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
						05/09/2025 MLU					

NASSAU COUNTY PROPERTY										PAGE 1 of 2		6	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 6					Tax Dist:								
BUILDING MARKET VALUE										249,135			
TOTAL MARKET OB/XF VALUE										15,950			
TOTAL LAND VALUE - MARKET										193,440			
TOTAL MARKET VALUE										458,525			
SOH/AGL Deduction										216,546			
ASSESSED VALUE										241,979			
TOTAL EXEMPTION VALUE										HX HB		50,722	
BASE TAXABLE VALUE										191,257			
TOTAL JUST VALUE										458,525			
NCON VALUE										27,652			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										405,830			

REVIEW DATE	06/18/2024	BY	TW	Total Acres:	12.48	Total Land Value:	193,440	Market:	0	Agricultural:	0	Common:	193,440	PRINTED 07/30/2025 BY SYS
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