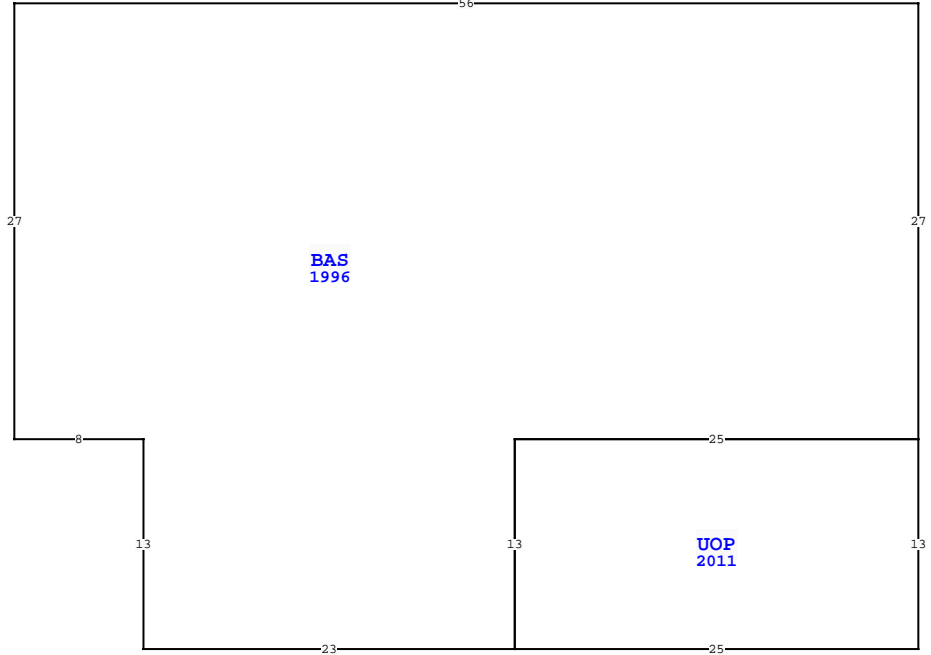




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	05	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	70		
Interior Floor	11	CLAY TILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	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	09		
NEIGHBORHOOD/LOC	9001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	1996	1,811	89,079
UOP	325	25	2011	81	3,984
TOTALS	2,136			1,892	93,064

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%	- 2021								
Heated Area: 1811					HX Base Yr 2021							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			93,064
TOTAL MARKET OB/XF VALUE			2,695
TOTAL LAND VALUE - MARKET			241,455
TOTAL MARKET VALUE			337,214
SOH/AGL Deduction			133,907
ASSESSED VALUE			203,307
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			152,585
TOTAL JUST VALUE			337,214
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			292,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961498	MH MOVE-ON	0	01/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/0446	10/29/2020	WD	Q	I	01	215,000
GRANTOR: HOYT JAMES M L/E						
GRANTEE: BURT ANDREW B SR &						
2362/0896	5/06/2020	QC	U	I	11	100
GRANTOR: HOYT JAMES M						
GRANTEE: MCNEESE JOSHUA T						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/21/2025	MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1996] W56 S27 E8 S13 E23 UOP=[YR=2011] E25 N13 W25 S13\$ N13 E25 N27 \$.									

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	2.25	45,000.00	101,250.00	101,250							
2	000100	C	RES	100	0005	OR	0.00	0.00	7.19	AC		1.00	1.00	1.00	19,500.00	19,500.00	140,205							