



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 70			
Exterior Wall	19	COMMON BRK 30			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	04	PLYWOOD 50			
Interior Wall	05	DRYWALL 50			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	01	NONE 100			
Heating Type	02	CONVECTION 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Quality			03	Quality Level 03	
DOR CODE			0200	MOBILE HOME	
MAP NUM				MKT AREA	04
NEIGHBORHOOD/LOC			4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	580	100	1993	580	16,189
BAS	2,032	100	1993	2,032	56,717
UGR	312	45	1993	140	3,908
TOTALS	2,924			2,752	76,814

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,752	116.3000	93.04	256,046	1965	1985	0	0	0 70.00	30.00
1 M/H 93- - 100% - 2024											
Heated Area: 2612 HX Base Yr 2024											
The diagram shows a floor plan with two main areas labeled in blue: 'BAS 1993' and 'UGR 1993'. The 'BAS 1993' area is a large rectangle at the top right, with dimensions 58 (width) and 10 (height). The 'UGR 1993' area is a smaller rectangle below it, with dimensions 24 (width) and 12 (height). Various other dimensions are marked along the perimeter and internal lines, including 10, 6, 52, 10, 12, 10, 13, 24, 29, 12, 18, 13, 4, 21, 32, 11, 8, 10, 2, 18, and 10. The text 'BAS 1993' appears twice in the diagram.											
BLD DATE					LGL DATE			01/11/2025			

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
																				VALUATION BY		STANDARD							
																				Tax Group: 4		Tax Dist:							
																				BUILDING MARKET VALUE		76,814							
																				TOTAL MARKET OB/XF VALUE		7,579							
																				TOTAL LAND VALUE - MARKET		115,600							
																				TOTAL MARKET VALUE		199,993							
																				SOH/AGL Deduction		68,072							
																				ASSESSED VALUE		131,921							
																				TOTAL EXEMPTION VALUE		HX HB		50,722					
																				BASE TAXABLE VALUE		81,199							
																				TOTAL JUST VALUE		199,993							
																				NCON VALUE		0							
																				INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE		183,857							