

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	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	01	NONE	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
BUD8 Adjustme	04	DIST 01	100
Quality	03	Quality Level 03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4040.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,368	100	1993
FEP	432	85	2005
UOP	432	25	1993
TOTALS	2,232		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0820	02	1,843	109.0000	87.20	160,710	1978	1982	0	0	0	70.00	30.00													
1 M/H 93- - 0% - 0																									
Heated Area: 1735 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/05/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/05/2025	MLU
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			48,213
TOTAL MARKET OB/XF VALUE			18,619
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			151,832
SOH/AGL Deduction			43,518
ASSESSED VALUE			108,314
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			108,314
TOTAL JUST VALUE			151,832
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			141,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1677/0440	4/02/2010	WD U	I	I	11	100
GRANTOR: BELL GEORGE J & SUSAN						
GRANTEE: TRUJILLO KIMBERLY B						
1671/1647	4/02/2010	WD U	I	I	30	60,000
GRANTOR: BELL GEORGE J & SUSAN						
GRANTEE: TRUJILLO KIMBERLY B						

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	0811	CONCRETE B	0	0	0	0	576.00	SF	5.20	5.20	100	1980	1980	3	30	899	
2	0511	GARAGE CB-	0	0	24	34	816.00	SF	40.00	40.00	100	1984	1984	3	41	13,382	
3	0811	CONCRETE B	0	0	200	2	400.00	SF	5.20	5.20	100	1980	1980	3	30	624	
4	0810	CONCRETE A	0	0	22	19	418.00	SF	6.50	6.50	100	1999	1999	3	75	2,038	
5	0350	CARPORT WD	0	0	24	13	312.00	SF	13.00	13.00	100	2000	2000	3	20	811	
6	0940	SHEDS/PORT	0	0	6	8	48.00	SF	30.00	30.00	100	2000	2000	3	20	288	
7	0350	CARPORT WD	0	0	6	37	222.00	SF	13.00	13.00	100	2000	2000	3	20	577	
TOTALS														18,619			

LAND DESCRIPTION																								
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	0	0006	RM	153.00	286.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 06/08/2020 BY NWA																							
Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																							