



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	528	115	2005	607	18,203
BAS	1,200	100	1993	1,200	35,986
BAS	720	100	1994	720	21,591
FOP	348	30	1994	104	3,119
TOTALS	2,796			2,631	78,898

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0510	GARAGE WD-	0 100	15	22	330.00	SF	35.00	
3	1242	WD DECK A	0 100	26	14	364.00	SF	10.00	
4	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.48

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	2,631	117.6000	99.96	262,995	1973	1985	0	0	0	70.00	30.00	
1 M/H 93- 100% - 2015 Heated Area: 2448 HX Base Yr 2015													
The floor plan diagram shows a building layout with four labeled areas: APT 2005 (top left), BAS 1993 (middle right), BAS 1994 (bottom left), and FOP 1994 (bottom center). Dimensions are provided for various segments: APT 2005 has a top width of 24, a right height of 14, and a left height of 22. BAS 1993 has a top width of 50, a right height of 24, and a bottom width of 50. BAS 1994 has a top width of 24, a right height of 24, a bottom width of 24, and a left height of 30. FOP 1994 has a right height of 14, a bottom width of 6, and a left height of 8. There is also a segment with a width of 44 and a height of 6.													
				BLD DATE				LGL DATE					

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			78,898
TOTAL MARKET OB/XF VALUE			12,009
TOTAL LAND VALUE - MARKET			133,200
TOTAL MARKET VALUE			224,107
SOH/AGL Deduction			137,643
ASSESSED VALUE			86,464
TOTAL EXEMPTION VALUE			56,411
BASE TAXABLE VALUE			30,053
TOTAL JUST VALUE			224,107
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			212,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0507600	REPAIR/RRF	592	05/01/2005
B15180	GARAGE	19,008	05/01/2005
9400868	ADDITION	53,850	03/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2394/1526	9/17/2020	QC	U	I	11	100	
GRANTOR: BROXTON BECKY							
GRANTEE: QUICK ARTHUR O							
1915/1565	5/01/2014	SW	U	I	12	72,500	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: BROXTON BECKY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W50 APT=[YR=2005] N14 W24 S22 BAS=[YR=1994] S30 E24 FOP=[YR=1994] E6 N8 E44 N6 W50 S14 \$ N30 W24 \$ E24 N8 \$ S24 E50 N24 \$.									