LOT 36 EX R/W IN OR126/378
IN OR 2476/1729
2003 HMMT DW/MH

HOLBERT LAWRENCE
16268 NW 10TH ST
PEMBROKE PINES, FL 33028

2026

13-3N-23-2020-0036-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	05	Quality Level 05

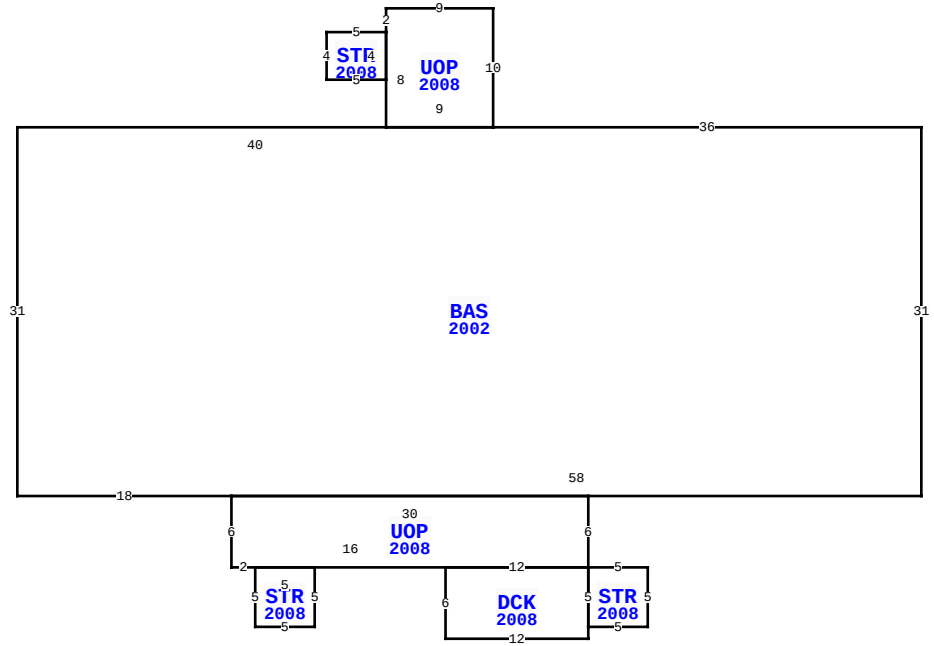
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2002	2,356	135,774
DCK	72	15	2008	11	634
STR	20	10	2008	2	115
STR	25	10	2008	2	115
STR	25	10	2008	2	115
UOP	90	25	2008	22	1,268
UOP	180	25	2008	45	2,593
TOTALS	2,768			2,440	140,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,440	139.2000	125.28	305,683	2002	2002	0	0	0	54.00	46.00

1 M/H 94+ 0% - 0 Heated Area: 2356 HX Base Yr



27210 BRUSSO FRANKLIN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	140,614
TOTAL MARKET OB/XF VALUE	13,160
TOTAL LAND VALUE - MARKET	187,000
TOTAL MARKET VALUE	340,774
SOH/AGL Deduction	50,707
ASSESSED VALUE	290,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,067
TOTAL JUST VALUE	340,774
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2476/1729	6/25/2021	PR	U	I	19	100

GRANTOR: HOLBERT LAWRENCE P/R
GRANTEE: HOLBERT LAWRENCE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W36 UOP=[YR=2008] N10 W9 S2 STR=[YR=2008] W5 S4 E5 N4$ S8 E9$ W40 S31 E18 UOP=[YR=2008] S6 E2 STR=[YR=2008] S5 E5 N5 W5$ E16 DCK=[YR=2008] S6 E12 N1 STR=[YR=2008] E5 N5 W5 S5$ N5 W12$ E12 N6 W30$ E58 N31$.

EXTRA FEATURES

LN	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	0510	GARAGE WD-	0	0	28	32	896.00	SF	35.00	35.00	100	1986	1986	3	20	6,272	
2	0940	SHEDS/PORT	0	0	12	14	168.00	SF	30.00	30.00	100	1986	1986	3	20	1,008	
3	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	5,880	

LAND DESCRIPTION

TOTAL OB/XF 13,160

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	187,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 11.00 Total Land Value: 187,000 Market: 0 Agricultural: 0 Common: 187,000 PRINTED 07/09/2026 BY SYS