

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall Roof Structur03

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floo Interior Floo Air Condition Heating TypeBedrooms Bathrooms FrameStories Units

03 COMP SHNGL 100 DRYWALL 100 LVT/LAMNT 60 CARPET 40 CENTRAL 100 AIR DUCTED 100 3 100 2 100 WOOD FRAME 100 1. 1. 100 0 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

06 Quality Level 06 0200MOBILE HOME MKT AREA 09 9001.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,80010020261,800243,528

TOTALS

1,8001,800243,528

EXTRA FEATURES

2451 BATEY LN, BRYCEVILLE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPTH FACT% COND TOT ADJUNIT PRICELAND DATEAG DATE

LAND DESCRIPTION

TOTAL OB/XF

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASEYEARTOT ADJUNIT PRICELAND DATEAG DATE

1 000100CRES0 0005OR0.000.001.66AC1.001.001.0040,000.0040,000.0066,400

REVIEW DATE07/01/2025BYWWTotal Acres: 1.66Total Land Value: 66,400Market: 0Agricultural: 0Common: 66,400PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYB ECON FNCTNORM % COND

0800 02 1,800 151.8400 136.66 245,988 2025 2025 0 0 1.00 99.00

M/H 94+ 0% - 2026 Heated Area: 1800 HX Base Yr

BAS 2026

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY TAX GROUP: 6 TAX DIST:

BUILDING MARKET VALUE 243,528 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 66,400 TOTAL MARKET VALUE 309,928 SOH/AGL Deduction 0 ASSESSED VALUE 309,928 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 309,928 TOTAL JUST VALUE 309,928 NCON VALUE 243,528 INCOME VALUE PREVIOUS YEAR MKT VALUE 91,502

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSNCDSALE PRICE

2717/1195 3/08/2024 QC U I 11 100

GRANTOR:ALEXANDER CODY ALLEN GRANTEE:ALEXANDER CHELSEA 2634/11 3/16/2023 WD Q I 01 72,000 GRANTOR:JUSTICE HUBERT RAY SR GRANTEE:ALEXANDER CODY ALLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=40,10] E60 S30 W60 N30 \$