

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall  
Roof Structur

3003

VINYL 100  
GABLE/HIP 100

Roof Cover  
Interior Wall

1205

MODULAR MT 100  
DRYWALL 100

Interior Floo  
Interior Floo

1408

CARPET 70  
SHT VINYL 30

Air Condition  
Heating Type

0304

CENTRAL 100  
AIR DUCTED 100

Bedrooms  
Bathrooms  
Frame

3 100  
2 100  
02

WOOD FRAME 100

Stories  
Units

1.

1. 100  
0 100

Quality

03

Quality Level 03

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

1,456

100

2004

1,456

72,949

TOTALS

1,456

1,456

72,949

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

0752

USP

0 100

20

10

200.00

SF

15.00

100

1995

1995

3

20

600

2

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

1983

1983

3

49

1,715

3

0510

GARAGE WD-

0 100

18

20

360.00

SF

35.00

100

2007

2007

3

40

5,040

4

0753

UEP

0 100

8

16

128.00

SF

22.00

100

2011

2011

3

56

1,577

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

100

0004

OR

0.00

0.00

1.00

AC

1.00

1.00

1.00

40,000.00

40,000.00

40,000

REVIEW DATE

01/01/2023

BY

CD

Total Acres:

1.00

Total Land Value:

40,000

Market:

0

Agricultural:

0

Common:

40,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREAEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDDORCODE

0820021,456122.8000104.38151,9771983200300052.0048.00

1 M/H 93- 100% - 2023Heated Area: 1456HX Base Yr 2023

BAS2004

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYTax Group: 4Tax Dist:STANDARD

BUILDING MARKET VALUE72,949

TOTAL MARKET OB/XF VALUE8,932

TOTAL LAND VALUE - MARKET40,000

TOTAL MARKET VALUE121,881

SOH/AGL Deduction10,378

ASSESSED VALUE111,503

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE60,092

TOTAL JUST VALUE121,881

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE126,155

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2185/12443/22/2018WDQI0165,000

GRANTOR: WYATT SIMMIE D & EVEL

GRANTEE: TAYLOR LINDA ANN

1176/116810/01/2003WDUI1159,000

GRANTOR: GUYNN SHELTON & EVELY

GRANTEE: WYATT SIMMIE D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W56 S26 E56 N26\$ .