



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	28,887
FOP	50	30	1993	15	469
FOP	75	30	1996	22	688
PTO	25	5	1993	1	31
TOTALS	1,074			962	30,075

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	0	9	10	294.00	SF	30.00
2	0510	GARAGE WD-	0	0	24	24	576.00	SF	35.00
4	0940	SHEDS/PORT	0	0	22	6	132.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	962	122.6000	104.21	100,250	1986	1986		0	0	70.00	30.00
1 M/H 93- 0% - 0 Heated Area: 924 HX Base Yr												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/11/2026 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		30,075	
TOTAL MARKET OB/XF VALUE		6,588	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		126,663	
SOH/AGL Deduction		32,256	
ASSESSED VALUE		94,407	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		94,407	
TOTAL JUST VALUE		126,663	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		121,766	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2627/0723	3/24/2023	QC	U	I	11	100	
GRANTOR: HAZARD PATRICIA							
GRANTEE: HAZARD PATRICIA & J							
1401/0221	4/03/2006	WD	U	I	24	60,000	
GRANTOR: STEWART RACHEL MCCART							
GRANTEE: HAZARD PATRICIA							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W36 FOP=[YR=1993] N5 W10 S5 E10 \$ W30 S14 E27 PTO=[YR=1993] S5 E5 N5 W5 \$ E5 FOP=[YR=1996] S5 E15 N5 W15 \$ E34 N14 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00