



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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,238	100	1993	1,238	39,146
FOP	10	30	1993	3	95
UST	208	55	1998	114	3,605
UST	208	55	2024	114	3,605
TOTALS	1,664			1,469	46,450

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0351	CARPORT MT	0	0	20	12	SF	10.00	10.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,469	124.0000	105.40	154,833	1984	1984		0	0	70.00	30.00	
1 M/H 93- 0% - 2025 Heated Area: 1238 HX Base Yr													
UST 2024 UST 1998 BAS 1993 FOP 1993													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
03/25/2026 MLU													

TOTAL OB/XF													
480													

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	0		OR	0.00	0.00	3.99	AC		1.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		46,450	
TOTAL MARKET OB/XF VALUE		480	
TOTAL LAND VALUE - MARKET		305,235	
TOTAL MARKET VALUE		352,165	
SOH/AGL Deduction		0	
ASSESSED VALUE		352,165	
TOTAL EXEMPTION VALUE		AH 352,165	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		352,165	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		332,404	

1984 ARIG DW/MH @ 86694 PAGES DIARY R334091 & R334			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011289	DEMO	5,500	09/06/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2767/575	2/11/2025	WD U	I	I	16	133,000
GRANTOR: COALITION FOR THE HOM						
GRANTEE: AFFORDABLE HOUSING						
2742/1856	10/09/2024	WD U	I	I	17	280,000
GRANTOR: MCNEIL YVONNE H						
GRANTEE: COALITION FOR THE H						

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=1993;ORIG=-52,8] S24 E24 N2 E5 S2 E23 N24 W26 W26 \$													
UST=[YR=1998;ORIG=0,0] W26 S8 E26 N8 \$													
UST=[YR=2024;ORIG=-26,0] W26 S8 E26 N8 \$													
FOP=[YR=1993;ORIG=-28,32] E5 N2 W5 S2 \$													