

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

03

VINYL 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 80

Interior Floo

11

CLAY TILE 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories

1.

Units

1. 100
0 100

Quality

03 Quality Level 03

DOR CODE

0200 MOBILE HOME

MAP NUM

MKT AREA 04

NEIGHBORHOOD/LOC

4053.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,800

100

1999

1,800

77,242

TOTALS

1,800

1,800

77,242

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

1,800

119.2000

107.28

193,104

1999

1999

0

0

0

60.00

40.00

1 M/H 94+

100% - 2013

Heated Area: 1800

HX Base Yr 2013

27

67

35

9

23

27

BAS

1999

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

77,242

TOTAL MARKET OB/XF VALUE

3,376

TOTAL LAND VALUE - MARKET

90,000

TOTAL MARKET VALUE

170,618

SOH/AGL Deduction

87,123

ASSESSED VALUE

83,495

TOTAL EXEMPTION VALUE

51,411

BASE TAXABLE VALUE

32,084

TOTAL JUST VALUE

170,618

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

166,185

PERMIT NUM

DESCRIPTION

AMT

ISSUED

MH992625

MH MOVE-ON

0

04/01/1999

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2261/1119

3/12/2019

QC

U

I

11

100

GRANTOR: MCCLAIN WILLIE J

GRANTEE: MCCLAIN MASON J

1732/0124

4/01/2011

WD

U

I

11

42,000

GRANTOR: SECRETARY OF HOUSING

GRANTEE: MCCLAIN WILLIE J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W67 S27 E35 N1 E9 S1 E23 N27\$.

LAND DESCRIPTION

TOTAL OB/XF

3,376

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

0006

OR

0.00

0.00

1.00

AC

1.00

1.00

1.00

90,000.00

90,000.00

90,000

REVIEW DATE

08/21/2024

BY

KWA

Total Acres: 1.00

Total Land Value: 90,000

Market: 0

Agricultural: 0

Common: 90,000

PRINTED 07/09/2026 BY SYS