

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units		0	100
Quality	06	Quality Level	06
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,152	100	1,152
			SUBAREA MARKET VALUE
			72,424
TOTALS	1,152		1,152
			72,424

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,152	156.0000	101.40	116,813	1995	2007	0	0	0	38.00	62.00
2 M/H 93- - 0% - 0												
Heated Area: 1152												
HX Base Yr												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			72,424
TOTAL MARKET OB/XF VALUE			3,519
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			195,943
SOH/AGL Deduction			53,413
ASSESSED VALUE			142,530
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			142,530
TOTAL JUST VALUE			195,943
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			191,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH130108	CO ISSUED	0	12/07/2016
E1326505	NEW CONSTR	0	08/01/2013
MH130108	MH MOVE-ON	0	08/01/2013
P1316764	NEW CONSTR	0	08/01/2013
MH3494	MH MOVE-ON	2,000	05/01/2001
B0108136	DEMOLITION	2,000	04/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2092/0251	12/09/2016	WD	U	I	11	100
GRANTOR: BRECAN ENTERPRISES IN						
GRANTEE: HOLDEN JOHN D & MAR						
2088/0802	12/09/2016	WD	Q	I	01	110,000
GRANTOR: BRECAN ENTERPRISES IN						
GRANTEE: HOLDEN JOHN D & MAR						

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	0812	CONCRETE C	0	0	0	0	1,124.00	SF	4.00	4.00	100	1977	1977	3	29	1,304	
2	0350	CARPORT WD	0	0	18	19	342.00	SF	13.00	13.00	100	1976	1976	3	20	889	
4	0940	SHEDS/PORT	0	0	19	5	95.00	SF	30.00	30.00	100	1976	1976	3	20	570	
5	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	2014	2014	3	70	560	
6	1242	WD DECK A	0	0	4	7	28.00	SF	10.00	10.00	100	2014	2014	3	70	196	

TOTAL OB/XF													3,519											
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000200	C	MBL HM SUB	0		RM	100.00	119.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2016] W48 S24 E48 N24\$.												

LAND DESCRIPTION													TOTAL OB/XF											
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000200	C	MBL HM SUB	0		RM	100.00	119.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							