



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD ON PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4053.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	836	100	836
USP	80	30	24
UST	24	45	11
TOTALS	940		871

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 0	90.25	78,608	1961	1961	0	0	0	38.00	62.00

Heated Area: 836 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			48,737
TOTAL MARKET OB/XF VALUE			13,550
TOTAL LAND VALUE - MARKET			238,400
TOTAL MARKET VALUE			300,687
SOH/AGL Deduction			123,190
ASSESSED VALUE			177,497
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			177,497
TOTAL JUST VALUE			300,687
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			212,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991713	REPAIR/RRF	4,290	05/01/1999
95-02045	REMODEL	4,621	06/01/1995
8924	MH MOVE-ON	12,000	06/08/1992
7596	MH MOVE-ON	1,000	12/15/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/0742	7/09/2018	WD Q	Q	I	01	185,000

GRANTOR: MENTORIA MOBLEY REVOC
GRANTEE: BHAVANI VENTURES LL
1547/0002 | 1/18/2008 | QC U I 01 | 100
GRANTOR: MOBLEY MENTORIA
GRANTEE: MOBLEY MENTORIA REV

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
1	1242	WD DECK A	0	0	8	10	SF	10.00	10.00	100	1993	1993
2	0937	WELL	0	0	0	0	UT	6,000.00	6,000.00	100	0	0
3	0936	SEPTC TANK	0	0	0	0	UT	6,000.00	6,000.00	100	0	0
4	0752	USP	0	0	8	8	SF	15.00	15.00	100	2004	2004
5	0810	CONCRETE A	0	0	60	3	SF	6.50	6.50	100	2004	2004

TOTAL OB/XF												
13,550												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W38 S22 E11 USP=[YR=1993] S5 E16 N5 W16\$ E27 N22\$ UST=[YR=2006] N6 W4 S6 E4 \$.												

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
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.00	AC		1.00
2	000115	C	SFR ACRES	0		OR	0.00	0.00	1.98	AC		1.00