



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	27,766
UCP	336	20	67	1,615
UOP	90	25	22	530
UOP	256	25	64	1,543
TOTALS	1,834		1,305	31,453

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	270.00	SF	6.50
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10
3	0200	BARN WD 0-	0	100	30	12	360.00	SF	20.00
4	0681	POLE SHED	0	100	24	9	216.00	SF	15.00
5	0940	SHEDS/PORT	0	100	24	18	432.00	SF	30.00
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
7	0681	POLE SHED	0	100	18	9	162.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100		OR	0.00	0.00	2.14

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,305	123.6000	80.34	104,844	1985	1990	0	0	0 70.00	30.00	
1 M/H 93- - 100% - 0												
Heated Area: 1152												
HX Base Yr												

TOTAL OB/XF												
8,715												

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
31,453									
TOTAL MARKET OB/XF VALUE									
8,715									
TOTAL LAND VALUE - MARKET									
96,300									
TOTAL MARKET VALUE									
136,468									
SOH/AGL Deduction									
93,882									
ASSESSED VALUE									
42,586									
TOTAL EXEMPTION VALUE									
HX HB WX									
30,000									
BASE TAXABLE VALUE									
12,586									
TOTAL JUST VALUE									
136,468									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
121,838									

BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=2004] W18 S5 BAS=[YR=1993] W30 UCP=[YR=1993] W14 S24 E14 N24\$ S24 UOP=[YR=2004] S8 E32 N8 W32\$ E48 N24 W18\$ E18 N5\$.									

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BUILDING DIMENSIONS									
UOP=[YR=2004] W18 S5 BAS=[YR=1993] W30 UCP=[YR=1993] W14 S24 E14 N24\$ S24 UOP=[YR=2004] S8 E32 N8 W32\$ E48 N24 W18\$ E18 N5\$.									