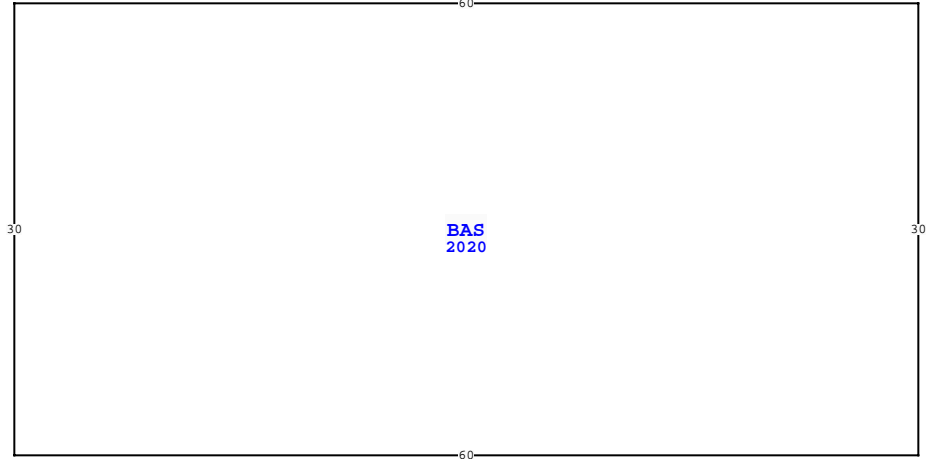


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	08	SHT VINYL 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
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	08	
NEIGHBORHOOD/LOC		8026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	143,237
TOTALS	1,800		1,800	143,237

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3	M/H	94+	- 100%	- 2021								
Heated Area: 1800						HX Base Yr 2021						
												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			143,237
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			36,050
TOTAL MARKET VALUE			179,287
SOH/AGL Deduction			35,699
ASSESSED VALUE			143,588
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			93,588
TOTAL JUST VALUE			179,287
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			139,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001614	CO ISSUED	0	06/09/2020
20001614	MH MOVE-ON	0	02/21/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2329/0733	12/30/2019	WD	U	I	11	100
GRANTOR: PREBLE JOHN HIGGS & S						
GRANTEE: PREBLE JENNIFER						
2049/0784	5/20/2016	SW	U	I	12	39,900
GRANTOR: JPMORGAN CHASE BANK N						
GRANTEE: PREBLE JOHN HIGGS &						

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												
44084 HENDRICKS TRL, CALLAHAN																												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>																	BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																										
XF DATE		LAND DATE																										
INC DATE		AG DATE																										

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2020] W60 S30 E60 N30\$.

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	000100	C	SFR	100	0007	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	35,000.00	35,000.00	36,050							