LOT 21
IN OR 686 PG 198
1993 FLEE DW/MH

LITTLE JOHNNY L & DEBBIE I
821 PAW PAW DR
HOLLAND, MI 49423

2023

17-1S-23-0270-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

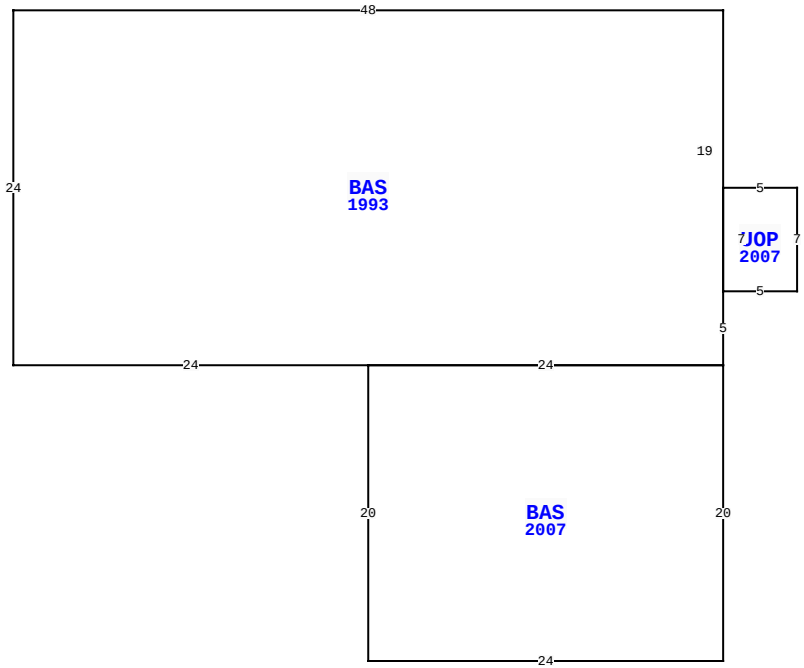
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	48,905
BAS	480	100	480	20,377
UOP	35	25	9	382
TOTALS	1,667		1,641	69,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,641	125.6000	81.64	133,971	1993	2002	0	0	0	48.00	52.00

1 M/H 93- – 0% - 0 Heated Area: 1632 HX Base Yr



9071 OLD WIRE PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	69,665
TOTAL MARKET OB/XF VALUE	2,658
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	123,323
SOH/AGL Deduction	28,821
ASSESSED VALUE	94,502
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,502
TOTAL JUST VALUE	123,323
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19155	ADDITION	5,000	12/01/2006
E18426	ELEC OTHER	750	12/01/2006
R09937	ADDITION	1,500	12/01/2006
93-150	MH MOVE-ON	22,000	11/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0686/0198	8/04/1993	WD	Q	V		17,000
GRANTOR: STOKES-NASSAU INC						
GRANTEE: LITTLE JOHNNY & D I						
0681/0714	5/24/1993	WD	U	V	05	16,700
GRANTOR: WHEELER WM & ANITA						
GRANTEE: STOKES-NASSAU INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E24 BAS=[YR=2007] S20 E24 N20 W24 $
E24 N5 UOP=[YR=2007] E5 N7 W5 S7 $ N19 $.

EXTRA FEATURES

LN	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
2	0940	SHEDS/PORT	0	0	13	12	156.00	SF	20.10	20.10	100	1997	1997	3	20	627	
3	0681	POLE SHED	0	0	19	8	152.00	SF	15.00	15.00	100	2006	2006	3	48	1,094	
4	0752	USP	0	0	19	7	133.00	SF	15.00	15.00	100	1997	1997	3	26	519	
5	0752	USP	0	0	12	8	96.00	SF	15.00	15.00	100	2000	2000	3	29	418	

LAND DESCRIPTION

TOTAL OB/XF 2,658

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.70	AC		1.00	1.00	1.00	30,000.00	30,000.00	51,000							

REVIEW DATE 02/08/2022 BY TWA Total Acres: 1.70 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 08/02/2023 BY SYS