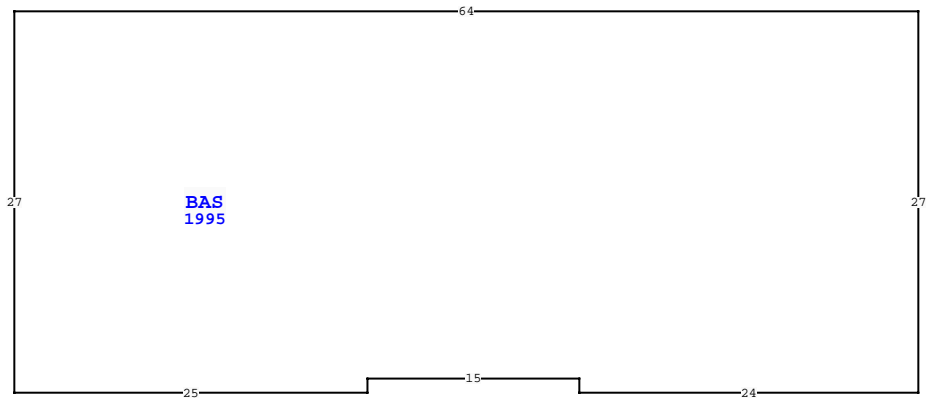


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	80
Interior Wall	04	PLYWOOD	20
Interior Floo	13	LVT/LAMNT	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	06	Quality Level	06
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,713	100	1,713
			87,544
TOTALS	1,713		1,713
			87,544

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,713	152.1000	106.47	182,383	1995	2000	0	0	52.00	48.00	
1 M/H 94+ - 0% - 2023												
Heated Area: 1713												
HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			87,544
TOTAL MARKET OB/XF VALUE			3,569
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			176,113
SOH/AGL Deduction			0
ASSESSED VALUE			176,113
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			176,113
TOTAL JUST VALUE			176,113
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			132,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-861	MH MOVE-ON	44,295	04/01/1995
8023	MH MOVE-ON	10,000	01/16/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2612/0300	12/30/2022	WD	Q	I	02	230,000
GRANTOR: TURNER AUSTIN & HAYLE						
GRANTEE: AVERS TOM & LORI (H						
2337/0767	10/21/2019	QC	U	I	11	100
GRANTOR: TURNER AUSTIN & HAYLE						
GRANTEE: TURNER AUSTIN & HAY						

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	0940	SHEDS/PORT	0	0	10	20	SF	20.10	20.10	100	1995	1995	3	20	804	
2	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/26/2023	MLU

BUILDING NOTES

BAS=[YR=1995] W64 S27 E25 N1 E15 S1 E24 N27\$.

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							