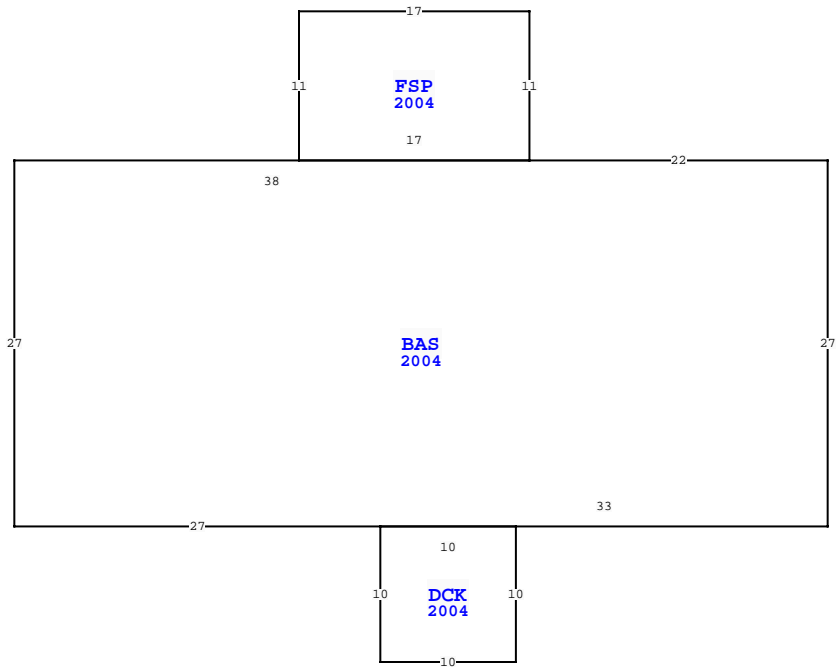


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	04	Quality Level 04	
DOR CODE		0200 MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,620	100	1,620
DCK	100	15	15
FSP	187	60	112
			SUBAREA MARKET VALUE
			56,882
			527
			3,932
TOTALS	1,907		1,747
			61,341

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,747	125.4000	87.78	153,352	1996	1996	0	0	60.00	40.00		
1 M/H 94+ - 100% - 2005 Heated Area: 1620 HX Base Yr 2005													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			61,341
TOTAL MARKET OB/XF VALUE			4,651
TOTAL LAND VALUE - MARKET			80,960
TOTAL MARKET VALUE			146,952
SOH/AGL Deduction			72,439
ASSESSED VALUE			74,513
TOTAL EXEMPTION VALUE	HX HB	49,513	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			146,952
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			110,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1745/1534	10/27/2004	DG	U	I	11	100
GRANTOR: NETTLES COLIN E & LOI						
GRANTEE: BRAUDA ANTHONY C &						
1742/1337	10/27/2004	QC	U	I	11	100
GRANTOR: NETTLES COLIN E & LOI						
GRANTEE: BRAUDA ANTHONY C &						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/20/2023	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2004] W22 FSP=[YR=2004] N11 W17 S11 E17\$ W38 S27 E27	
DCK=[YR=2004] S10 E10 N10 W10\$ E33 N27\$ .	

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0802	ASPHALT B	0	100	0	0		980.00	SF 2.40	2.40	100	1990	1990	3	50	1,176	
3	1076	TRELLIS A	0	100	10	10		100.00	SF 5.63	5.63	100	2010	2010	3	64	360	
TOTALS														4,651			

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	DPHT 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	100		RS-1	0.00	0.00	0.92	AC		1.00	1.00	1.10	80,000.00	88,000.00	80,960							