



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	04	DIST 01 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	55,820
FEP	560	85	476	16,401
FOP	320	30	96	3,308
TOTALS	2,500		2,192	75,529

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0810	CONCRETE A	0	100	6	48	288.00	SF	6.50	6.50	100	1992
3	0681	POLE SHED	0	100	12	20	240.00	SF	15.00	15.00	100	1992
4	0510	GARAGE WD-	0	100	48	20	960.00	SF	35.00	35.00	100	1992
5	0681	POLE SHED	0	100	9	24	216.00	SF	15.00	15.00	100	1992
6	0810	CONCRETE A	0	100	4	8	32.00	SF	6.50	6.50	100	1992
9	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	1998

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.70	AC		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,192	117.2000	82.04	179,832	1997	1997	0	0	0	58.00	42.00
1 M/H 94+ - 100% - 2003												

TOTAL OB/XF												
9,621												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		75,529	
TOTAL MARKET OB/XF VALUE		9,621	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		212,650	
SOH/AGL Deduction		118,622	
ASSESSED VALUE		94,028	
TOTAL EXEMPTION VALUE		HX HB DX 55,000	
BASE TAXABLE VALUE		39,028	
TOTAL JUST VALUE		212,650	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		144,750	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
972063	MH MOVE-ON	0	04/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1052/0579	4/26/2002	WD	Q	I		107,000
GRANTOR: VIA RONALD J & KATHRY						
GRANTEE: HOLMES WILLIS L III						
0732/0110	6/21/1995	WD	U	I	07	60,000
GRANTOR: HALL RODNEY GLENN						
GRANTEE: VIA RONALD J & KATH						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1997] W6 FEP=[YR=2017] N14 W40 S14 E40\$ W54 S27 E28 FOP=[YR=1998] S10 E32 N10 W32\$ E32 N27\$.												