



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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
BUD8 Adjustme	04	DIST 01 100

Quality	04	Quality Level 04
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	SUBAREA MARKET VALUE
BAS	960	100	960	40,196
BAS	160	100	160	6,699
BAS	100	100	100	4,187
FOP	212	30	64	2,680
UOP	80	25	20	838
TOTALS	1,512		1,304	54,599

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	0	0	366.00	SF	6.50	6.50	
3	0510	GARAGE WD-	0	0	16	24	384.00	SF	35.00	35.00	
4	0940	SHEDS/PORT	0	0	8	8	64.00	SF	24.00	24.00	
5	0940	SHEDS/PORT	0	0	7	24	168.00	SF	24.00	24.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	0			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,304	134.2000	87.23	113,748	1985	2000	0	0	52.00	48.00
1 M/H 93- - 0% - 2023 Heated Area: 1220 HX Base Yr											
BLD DATE: 05/26/2023 MLU											

TOTAL OB/XF											
7,558											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	54,599		
TOTAL MARKET OB/XF VALUE	7,558		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	147,157		
SOH/AGL Deduction	0		
ASSESSED VALUE	147,157		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	147,157		
TOTAL JUST VALUE	147,157		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	94,359		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3695	N/A	0	11/06/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2609/1259	7/01/2022	WD	U	I	11
GRANTOR: MOHLER JEFFREY L & CA					
GRANTEE: 95182 SANTA JUANA T					
1558/1296	4/01/2008	WD	U	I	05
GRANTOR: THE CIT GROUP					
GRANTEE: MOHLER JEFFREY L &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2008] W24 BAS=[YR=2008] W10 D3 L3 S5 BAS=[YR=1993] S24 E16 BAS=[YR=1994] S10 E16 UOP=[YR=1993] E8 N10 W8 S10\$ N10 W16\$ E24 N24 W40\$ E13 N8\$ S8 E27 N5 L3 U3 \$.											