PT OF LOT 13
2013 LIVE OAK DW/MH
IN OR 1889/1829

COOPER MARGARET K
3230 OAK GLEN CT
LANCASTER, PA 17601

2023

49-2N-25-4100-0013-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

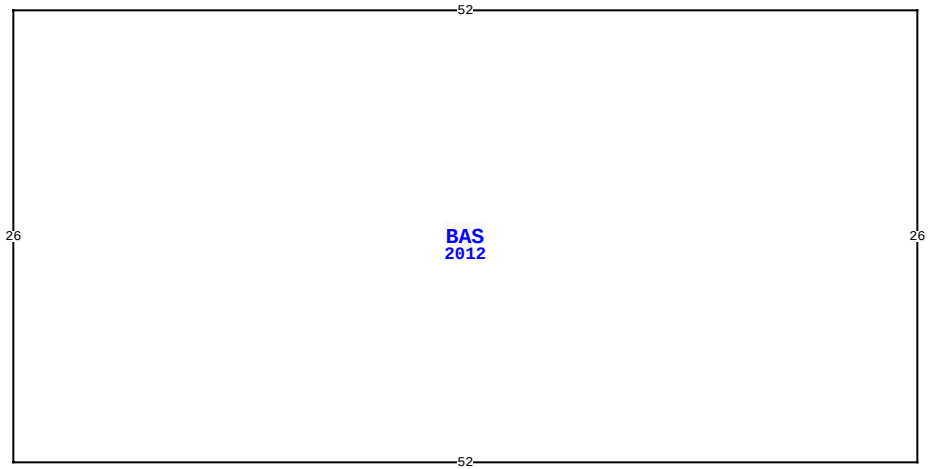
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	79,316
TOTALS	1,352		1,352	79,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	116.4000	81.48	110,161	2012	2012	0	0	0	28.00	72.00

1 M/H 94+ – 0% - 0 Heated Area: 1352 HX Base Yr



45892 PICKETT ST, CALLAHAN

BLD DATE	10/25/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	79,316
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	10,938
TOTAL MARKET VALUE	90,254
SOH/AGL Deduction	13,308
ASSESSED VALUE	76,946
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,946
TOTAL JUST VALUE	90,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5425	CO ISSUED	0	08/30/2012
MH5425	MH MOVE-ON	0	08/01/2012
M17466	H/AC	0	08/01/2012
P16051	NEW CONSTR	0	08/01/2012
E25232	MH	0	07/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1889/1829	11/04/2013	WD	Q	I	02	75,000
GRANTOR: HALL DONALD R & MARGA						
GRANTEE: COOPER MARGARET K						
1676/0121	4/14/2010	WD	U	I	30	10,000
GRANTOR: KLINGER DEBRA E & BOR						
GRANTEE: HALL DONALD R & MAR						

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W52 S26 E52 N26$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	59.00	218.00	0.25	AC		1.00	1.00	1.25	35,000.00	43,750.00	10,938							

REVIEW DATE 06/02/2017 BY KBX Total Acres: 0.25 Total Land Value: 10,938 Market: 0 Agricultural: 0 Common: 10,938 PRINTED 08/02/2023 BY SYS