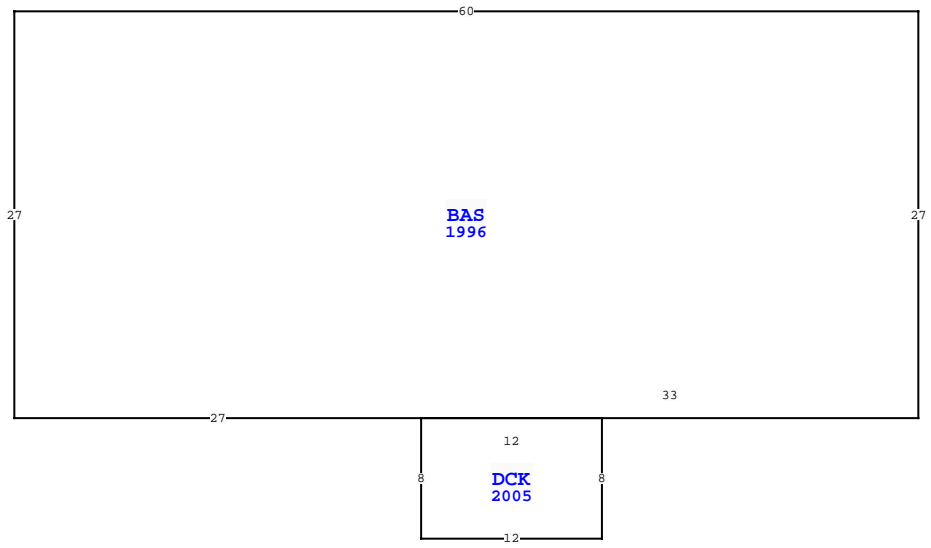


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
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	4040.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,620	100	1,620
DCK	96	15	14
			SUBAREA MARKET VALUE
			55,884
			483
TOTALS	1,716		1,634
			56,366

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,634	123.2000	86.24	140,916	1996	1996	0	0	60.00	40.00
1 M/H 94+ - 100% - 2006 Heated Area: 1620 HX Base Yr 2006											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			56,366
TOTAL MARKET OB/XF VALUE			2,800
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			139,166
SOH/AGL Deduction			74,550
ASSESSED VALUE			64,616
TOTAL EXEMPTION VALUE	HX HB WX		44,616
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			139,166
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			97,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4870	ADDITION	1,020	05/06/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2393/0124	9/01/2020	WD	U	I	11	100
GRANTOR: MARVEL MARY BETH						
GRANTEE: TRUST 86349HVA						
1318/1652	5/20/2005	WD	Q	I		98,700
GRANTOR: MCDUFFIE BARBARA C						
GRANTEE: MARVEL MARY BETH						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0			3,500.00	100	1996

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1996] W60 S27 E27 DCK=[YR=2005] S8 E12 N8 W12\$ E33 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	100		RM	152.00	287.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							