



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	924	100	924
			SUBAREA MARKET VALUE
			20,413
TOTALS	924		924
			20,413

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0820	02	924	105.2000	73.64	68,043	1988	1988	0	0	70.00	30.00												
1 M/H 93- - 100% - 2004 Heated Area: 924 HX Base Yr 2004																							
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>06/13/2023</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	06/13/2023	INC DATE		AG DATE	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		20,413	
TOTAL MARKET OB/XF VALUE		1,651	
TOTAL LAND VALUE - MARKET		39,600	
TOTAL MARKET VALUE		61,664	
SOH/AGL Deduction		35,181	
ASSESSED VALUE		26,483	
TOTAL EXEMPTION VALUE	HX HB WX	26,483	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		61,664	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		60,786	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1208/1383	2/17/2004	WD	U	I	18	100
GRANTOR: WATE CHARLES R JR & T						
GRANTEE: WATE CHARLES SR & T						
0778/0286	12/02/1996	WD	Q	V		6,700
GRANTOR: NICOLASORA ASTERIO &						
GRANTEE: WATE CHARLES & TAMM						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2003] W66 S14 E66 N14\$.	

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
2	0751	UOP	0	100	8	40			10.00	100	1996	1996	3	24	768	
3	0751	UOP	0	100	8	46			10.00	100	1996	1996	3	24	883	
TOTALS																

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.32	AC		1.00	1.00	1.00	30,000.00	30,000.00	39,600							