

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		3 100	
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	1,404	100	1,404
			38,729
TOTALS	1,404		1,404
			38,729

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,404	122.6000	91.95	129,098	1994	1994	0	0	70.00	30.00
2 M/H 94+ - 0% - 0			Heated Area: 1404			HX Base Yr					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			38,729
TOTAL MARKET OB/XF VALUE			5,088
TOTAL LAND VALUE - MARKET			75,750
TOTAL MARKET VALUE			119,567
SOH/AGL Deduction			21,754
ASSESSED VALUE			97,813
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			97,813
TOTAL JUST VALUE			119,567
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			117,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2045/0203	5/05/2016	SW	U	I	12	34,800
GRANTOR: SELENE FINANCE LP						
GRANTEE: HIGGINBOTHAM DAVID						
2032/1893	3/09/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: SELENE FINANCE LP						

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	
1	0753	UEP	0	0	16	16			22.00	100	2014	2014	3	75	4,224		
2	1242	WD DECK A	0	0	8	12			10.00	100	1996	1996	3	20	192		
3	1242	WD DECK A	0	0	14	8			10.00	100	2013	2013	3	60	672		
TOTALS												1,404		1,404		38,729	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1999] W52 S27 E52 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	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	3.03	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,750							