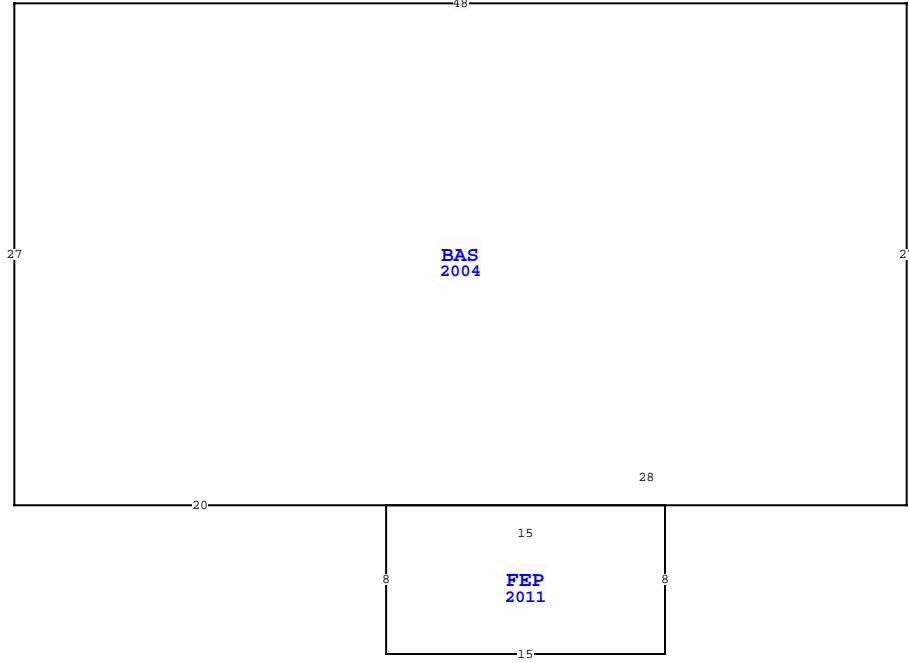


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
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	1,296	100	1,296
FEP	120	85	102
			SUBAREA MARKET VALUE
			42,185
			3,320
TOTALS	1,416		1,398
			45,505

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,398	124.0000	93.00	130,014	1996	1996	0	0	65.00	35.00
1 M/H 94+ - 0% - 0 Heated Area: 1398 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			45,505
TOTAL MARKET OB/XF VALUE			1,145
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			76,650
SOH/AGL Deduction			0
ASSESSED VALUE			76,650
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			76,650
TOTAL JUST VALUE			76,650
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			80,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2694/607	2/12/2024	FJ U	I	I	11	0
GRANTOR: WEBBER SARAH EST						
GRANTEE: REWIS SARA DOREEN						
1520/0305	8/20/2007	WD U	I	I	11	90,000
GRANTOR: RODMAN PATRICK J & JI						
GRANTEE: WEBBER SARAH						

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	0756	FEP	0	0 15 8	120.00	SF	27.00	27.00	100	2004	2004	3	22	713	
4	1242	WD DECK A	0	0 20 8	160.00	SF	10.00	10.00	100	2006	2006	3	27	432	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	
BAS=[YR=2004] W48 S27 E20 FEP=[YR=2011] S8 E15 N8 W15\$ E28 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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							